

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 22, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Allon Hornby, Pastor of the Broadway Pentecostal Tabernacle, Vancouver.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later in the day.

ADOPTION-OF-MINUTES

MOVED by Ald. Kennedy

SECONDED by Ald. Ford

THAT the minutes of the following Meetings be adopted:

Special Council - November 8, 1977,

Regular Council - November 8, 1977,

Special Council (Public Hearing) - November 8, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford

SECONDED by Ald. Kennedy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Regional District Review Committee

The Council noted a News Release, dated October 28, 1977, from the Minister of Municipal Affairs and Housing concerning the Provincial Government's Regional District Review Committee, advising that the Committee's terms of reference will allow it to seek briefs from interested parties and to hold public hearings in various locations throughout British Columbia.

MOVED by Ald. Marzari

THAT a submission to the Regional District Review Committee be made by the City of Vancouver, and the Mayor and City Manager, in consultation with appropriate Department Heads, prepare the submission in draft form for the consideration of Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)2. Development Permit Application
958 Bute Street

A letter dated November 7, 1977, from Horst Dammholz Realty Ltd., was noted, requesting to appear as a delegation concerning its project at 958 Bute Street. Council was advised that a report from the administration is expected to be before Council on the subject, on November 29, 1977.

MOVED by Ald. Rankin

THAT the delegation request from Horst Dammholz Realty Ltd., be granted.

- CARRIED UNANIMOUSLY

3. Establishment of Council
Committee on the Disabled.

Under date of November 10, 1977, the Mayor submitted the following letter on establishing a Council Committee on the Disabled:

On October 27th Aldermen Ford, Marzari, Kennedy and I met with the Director of Social Planning and a group of citizens to discuss the attached proposal to establish a Council Committee on the Disabled. This proposal was the result of a number of meetings involving the Mayor's Office, Social Planning, SPARC of B.C. and a number of citizens, either themselves disabled or interested in the needs of disabled persons.

I recommend, with the concurrence of Aldermen Ford, Marzari and Kennedy, that Council approve the establishment of a Committee on the Disabled, with terms of reference as outlined in the proposal. The first term of the Committee would commence January 1st, 1978. If Council approves the proposal to establish a Council Committee on the Disabled, I would recommend Alderman Ford as Chairman and Alderman Marzari as the other Council representative and the other members as follows:

Bill Bain	Jackie Hooper
Emerald Bartlett	Winston Leckie
Pam Frazee	Roberta McLeod
Tony Du Moulin	Tom Parker
Paul Thiele	

I further recommend that funds in the amount of \$1,000 be approved for the first year to cover such expenses as interpreting and transportation.

MOVED by Ald. Ford

THAT the recommendation of the Mayor be approved and the Director of Social Planning be responsible for administering the funds involved.

- CARRIED UNANIMOUSLY

4. Proceeds from Sale of "Vancouver -
The First One Hundred Years".

The Mayor submitted a letter dated November 16, 1977, concerning the City's publication "Vancouver - The First One Hundred Years" and, on a suggestion made, amended his recommendation

The letter, as amended, reads as follows:

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)"Vancouver - The First One Hundred Years" (Cont'd)

"This book has now been published and I believe that most members of Council have received a copy. The publisher is quite optimistic about the prospects for the sale of the book and the City will be sharing the royalties. The publisher has estimated that the City may well earn an amount of about \$10,000 in royalties in the first few months of public sale.

I think that rather than bringing these funds into our General Revenues, it would be advisable to have these funds go into a special fund to assist with future publications about the City. This could be designated as the "City Publishing Reserve" and I would recommend this to the City Council.

It should be noted that the preparation of the book was very much the work of our "Urban Reader" staff and I think that they are to be highly commended on the excellence of this publication."

MOVED by Ald. Brown

THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORT

II. Report of Standing Committee
on Finance and Administration
(November 3, 1977)

Champlain Heights Community Services
Site Study - Summary Report
(Clause 1)

In considering this clause concerning a summary report on the Champlain Heights Community Services Site Study, the Council noted a letter dated November 22, 1977 from the Board of Parks and Recreation on the subject, in which the Board expressed concern that capital funding of \$1,500,000 for 1978 for the project, would be from the Park Board Supplementary Capital Funds for 1978. The Board sought clarification from the Council as to the total capital funds it could expect, before it agreed to such a large capital expenditure. The Board also advised of the following resolution passed at its meeting on November 21, 1977:

"THAT the Board approve the Architect proceeding with preliminary planning for the Champlain Heights Community Services Centre, estimated to cost \$85,000, and also approve an expenditure of \$98,500 to bring the proposed elementary school gymnasium in the Services Centre up to community recreation standards, and the Superintendent be requested to report on satisfactory arrangements with the School Board for use of the gymnasium for community recreation purposes.

- Carried."

The Chairman of the Park Board, Mr. Bain, and Commissioner Fowler, were present and addressed the Council on the Board's concerns.

MOVED by Ald. Brown

THAT the recommendations of the Committee be approved, after changing recommendation 'C' to read as follows:

Cont'd.....

STANDING COMMITTEE REPORT (Cont'd)

Champlain Heights Community
Services Site Study. (Cont'd)

"THAT subject to the approval of recommendations A and B that Ron Howard, Architect, be retained by the City to proceed with preliminary drawings for the overall plan, and that an amount of \$85,000.00 be allocated for this purpose, the monies required to be provided out of capital funds as varied for the purpose, and the Director of Legal Services bring in the required by-law: FURTHER this work to proceed with approval of the City Manager, only after the Park and School Boards have formally endorsed the proposed developments and related financing program."

- (amended)

MOVED by Ald. Kennedy
THAT recommendation 'C' of the Committee be deferred.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Rankin (in amendment)
THAT the following words be struck from the motion by Alderman Brown:

"FURTHER this work to proceed with approval of the City Manager, only after the Park and School Boards have formally endorsed the proposed developments and related financing program."

- CARRIED

(Ald. Bellamy, Brown, Ford, Kennedy and Marzari opposed)

The amendment having carried, the motion, as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT the recommendations of the Committee be approved, after changing recommendation 'C' to read as follows:
'THAT subject to the approval of recommendations A and B that Ron Howard, Architect, be retained by the City to proceed with preliminary drawings for the overall plan, and that an amount of \$85,000.00 be allocated for this purpose, the monies required to be provided out of capital funds as varied for the purpose, and the Director of Legal Services bring in the required by-law.'"

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
NOVEMBER 18, 1977

Building & Planning Matters
(November 18, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Kitsilano N.I.P. - Completion of Implementation Stage
- Cl. 2: D.P.A. - 3641 Point Grey Road
- Cl. 3: Downtown Eastside N.I.P. - Budget and Staff Alterations
- Cl. 4: Mt. Pleasant N.I.P. - Six Month Progress Report and Administration

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CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

Clauses 1 - 4 inclusive.

MOVED by Ald. Marzari

THAT clauses 1 and 2 of this report be received for information and the recommendations of the City Manager, as contained in clauses 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(November 18, 1977)

Mount Pleasant N.I.P. -
Traffic Improvement Measures.
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(November 18, 1977)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: B.C. Jockey Club & Burrard Amusements
Placement on Business Tax Roll
- Cl. 2: Property Tax Exemption for Vancouver Resource
Society for the Physically Handicapped
- Cl. 3: Quarterly Review of Revenues and Expenditures,
1977 Operating Budget as at September 30, 1977
- Cl. 4: Collection By-law Fines - Staffing
- Cl. 5: Renewal of Fiscal Agency for City Debenture Issues
- Cl. 6: Loans to Shon Yee Benevolent Association & SPOTA
- Cl. 7: Vancouver Centre Development Ltd. - Letter of Credit

B.C. Jockey Club and Burrard
Amusements - Business Tax Roll
(Clause 1)

In considering this clause, Council was advised that requests have been received from B.C. Jockey Club and Burrard Amusements to defer this clause until the December 13th Council Meeting.

MOVED by Ald. Brown

THAT this Clause be deferred as requested, pending presentation of briefs, or the hearing of delegations.

- CARRIED UNANIMOUSLY

Property Tax Exemption for Vancouver
Resource Society for the Physically Handicapped
(Clause 2)

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Quarterly Review - 1977 Operating
Budget as at September 30, 1977
(Clause 3)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager be approved, and the items involving Crown Dominion, National Harbours Board, Grants, and the item entitled Scavenging Fees (reduction in revenue) be referred to the Finance and Administration Committee for further review.

- CARRIED UNANIMOUSLY

Clauses 4 and 5

MOVED by Ald. Ford

THAT the recommendations of the City Manager, as contained in clauses 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Loans to Shon Yee Benevolent
Association and SPOTA
(Clause 6)

MOVED by Ald. Marzari

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Vancouver Centre Development Ltd.,
Letter of Credit
(Clause 7)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(November 13, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Matters Relating to Statutory Holidays - Christmas Day, Boxing Day and New Year's Day
- Cl. 2: Leave of Absence without Pay - Mr. John E. Bunyan, Vancouver Firefighters' Union, Local 18
- Cl. 3: Proposed 1977 Non-Union Casual Wage Rates - Park Board
- Cl. 4: Training Course - Computer Services Division

Statutory Holidays - Christmas Day,
Boxing Day and New Year's Day
(Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S & OTHER REPORTS (Cont'd)

Personnel Matters (Cont'd)

Clauses 2 - 4 inclusive.

MOVED by Ald. Bellamy

THAT the recommendations of the City Manager, as contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(November 18, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Lease of City-owned Property, Portion of Cromwell Street
- Cl. 2: Request by Purchaser to Defer Payments on Sale of City Lot - S/S 6th Avenue between Spruce & Alder
- Cl. 3: Renewal of Leases - Parcel 1 of Parcel M, D.L. 318, Undeveloped Portion of 75th Avenue, East of Milton

Clauses 1 - 3 inclusive

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Cedar Cottage N.I.P. Appropriations

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

C. Ground Lease: City of Vancouver to H. Haebler Co., Ltd., - Assisted Rental Project at 7th Avenue and Laurel Street

MOVED by Ald. Ford

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Free Downtown Bus Service

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

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STANDING COMMITTEES & OTHER REPORTS

Report of Standing Committee
on Finance and Administration
(November 3, 1977)

Departmental Review -
Health Department
(Clause 1)

MOVED by Ald. Brown

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Finance & Administration,
November 3, 1977

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Champlain Heights Community Services Site Study
Summary Report
- Cl. 2: Grant Request - B.C. & Yukon Chamber of Mines

For Council action on Clause 1 - see pages 3 & 4.

Grant Request - B.C. and
Yukon Chamber of Mines
(Clause 2)

Alderman Brown advised Council that, subsequent to the Committee meeting, in discussing this matter with the representatives of the B.C. and Yukon Chamber of Mines, the organization has now suggested that its grant request be withdrawn.

The Council agreed and no further action was taken.

III. Report of Standing Committee
on Finance & Administration
(November 10, 1977)

Departmental Review -
Permits & Licenses
(Clause 1)

In considering this clause, the Council was advised that the Director of Permits & Licenses is of the opinion that clarification is required regarding paragraph 2, page 5 of the report. Alderman Brown proposed, and the Council agreed, that the record be amended by substituting the following:

"In response to a query representatives of the department advised inspectional time was involved in the enforcement of the Fire By-Law and liquor inspections. 25% of inspectional time is involved in the Standards of Maintenance By-law which is handled on a complaint basis and routinely in areas such as, Cedar Cottage and Kitsilano. It was also stated that particularly in the core area there is continuous review, and key inspections are carried out routinely by health and fire."

MOVED by Ald. Brown

THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

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STANDING COMMITTEE REPORTS (cont'd)

IV. Report of Standing Committee
on Community Services,
November 10, 1977

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: Sale of Surplus City Furniture & Equipment
Canadian Theatre of the Deaf
- Cl. 2: Grant Request - Little Mountain Area Human
Resources Society
- Cl. 3: Liquor Permit Application - 3605 West 4th Avenue
- Cl. 4: Liquor Permit Application - 340 Cambie Street
- Cl. 5: Funding Cordova House
- Cl. 6: B.C. Housing Management Commission - Rent Increases
to Residents of Public Housing
- Cl. 7: Entertainment in Cabarets
- Cl. 8: Downtown Eastside Residents' Association -
R.R.A.P. Funding
- Cl. 9: Request from Pacific National Exhibition for
Sale of Beer at National Hockey League Games

Clauses 1, 2, 3, 4, 5 and 7

MOVED by Ald. Rankin,

THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3, 4, 5 and 7 be approved.

- CARRIED UNANIMOUSLY

(Clause 2 was carried by the required majority)

B.C. Housing Management Commission
Rent Increases to Residents of
Public Housing (Clause 6)

MOVED by Ald. Rankin,

THAT recommendations A, B and C of the Committee contained in this Clause be approved;

FURTHER THAT the Chairman and any members of the Standing Committee on Community Services wishing to join him, be authorized to meet with appropriate Provincial officials to discuss this matter.

- CARRIED UNANIMOUSLY

Downtown Eastside Residents'
Association - R.R.A.P. Funding
(Clause 8)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in this Clause be amended and then approved as follows:

"THAT the Mayor, Chairman of the Standing Committee on Community Services and the City Manager request an answer from the Chairman and President of C.M.H.C. for the failure of the Federal Government to proceed as soon as possible with an amendment to the National Housing Act which will allow R.R.A.P. funding to be allocated for renovations to hotels and rooming houses and report back to Council on the responses received."

- CARRIED UNANIMOUSLY

cont'd....

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STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Community Services,
November 10, 1977 (cont'd)

Request from P.N.E. for Sale of
Beer at National Hockey League
Games (Clause 9)

MOVED by Ald. Puil,

THAT the request of the Pacific National Exhibition for Council approval for the sale of beer in two enclosed areas on the lower level of the Coliseum during National Hockey League games be approved, subject to review by Council after one year.

- LOST

(Aldermen Gerard, Gibson, Harcourt, Kennedy, Marzari
and Rankin opposed)

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The Council recessed at approximately 3:50 p.m., and after an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:35 p.m.

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V. Report of Standing Committee
on Planning and Development,
November 10, 1977

Design Concept Area 10-B
False Creek (Clause 1)

MOVED by Ald. Harcourt,

THAT the recommendation D of the Committee contained in this Clause be approved and recommendations A, B and C be deferred.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee
on Transportation,
November 10, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Request for Pedestrian Actuated Traffic Signal
33rd Avenue and Ontario Street
- Cl. 2: Bus Shelters - Lighting and Benches
- Cl. 3: Parking - 600 Block West 13th Avenue
- Cl. 4: Tow-Aways (Private Impoundments) from Public
Parking Lots

Clauses 1, 2 and 3

MOVED by Ald. Kennedy,

THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

cont'd....

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STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Transportation,
November 10, 1977 (cont'd)

Tow-Aways (Private Impoundments) from
Public Parking Lots (Clause 4)

Council also had before it a letter dated November 16, 1977,
from the Automotive Retailers' Association on this matter.

Council agreed to hear representations from the following
with respect to this clause:

- Mr. W.R. Wills, Automotive Retailers' Association, addressed Council on this matter and stated that he believed parking rates would be drastically increased if a total ban on towing were imposed. Mr. Wills suggested that Council initially approve moderate control measures leaving its option open to increase the degree of control if found necessary.
- Mr. R. Washtok, Rory's Towing, endorsed the comments of Mr. Wills.
- Mr. C. Flanders, representing Mr. L. Gunn, Can Tow, stated he favours the moderate control measures and also suggested the City limit, through licensing, the number of towing vehicles operating within the City. This would permit the City to take action against offending operators through cancellation of their licenses. He also indicated that his client would be willing to work on an ongoing basis in co-operation with the City and other towing companies towards a resolution of this problem.

MOVED by Ald. Kennedy,

THAT recommendation A(1) and (2) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,

THAT recommendation B(1), (2), (3), (4) and (5) of the Committee contained in this Clause be approved.

- LOST

(Aldermen Bellamy, Brown, Gerard, Gibson, Marzari,
Puil and the Mayor opposed)

MOVED by Ald. Bellamy,

THAT

(a) A ban on tow-aways from commercial parking lots except in cases where a hazard is created be approved, and the Director of Legal Services report back on ways and means of implementing this measure.

(b) The City Engineer report further on the following proposed control measures:

- (i) the City require civic control of ticketing and/or towing in transient parking lots;
- (ii) the City require locking devices as an alternative to towing from transient parking lots.

- CARRIED

(Aldermen Harcourt and Rankin opposed)

MOVED by Ald. Kennedy,

THAT recommendations C and D of the Committee contained in this Clause be withdrawn.

- CARRIED UNANIMOUSLY

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COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450,
BEING THE LICENSE BY-LAW (Various
License Fees)

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4792,
BEING THE GRANVILLE MALL BY-LAW
(Use of Bicycles on the Mall)

MOVED by Ald. Brown,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Puil and the Mayor opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Puil and the Mayor opposed)

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BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4243,
BEING THE ENCROACHMENT BY-LAW

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 2849,
BEING THE STREET AND TRAFFIC
BY-LAW (Parade Permit)

MOVED by Ald. Gibson,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 4068,
BEING THE PLUMBING BY-LAW (Insertion
of Sewer Connection Fees on Tax Roll)

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

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MOTIONS

- A. Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (S/S 6th Avenue, East of Ontario Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The North 7 feet of the West $\frac{1}{2}$ of Lot 3, Block 36, District Lot 200A, Plan 197 has been established for highway purposes under filing 43305;
- (3) The said 7 foot widening strip is no longer required for the widening of 6th Avenue;
- (4) The abutting owner wishes to acquire the said 7 feet;

THEREFORE BE IT RESOLVED THAT the North 7 feet of West $\frac{1}{2}$ of Lot 3, Block 36, District Lot 200A, Plan 197; be closed, stopped up and conveyed to the abutting owner and consolidated with the balance of said West $\frac{1}{2}$ of Lot 3 to form one parcel.

- CARRIED UNANIMOUSLY

- B. Allocation of Land for Lane Purposes (S 20' of Lot 14 of Lot 7, Blocks 10 to 13 & 22 to 25, D.L.'s 391 & 392, Plan 1631)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 20 feet of Lot 14 of Lot 7, Blocks 10 to 13 and 22 to 25, District Lots 391 and 392, Plan 1631;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- C. Allocation of Land for Road Purposes (S 17' of Lots 17 and 18 of Lots 1 to 3 and 17 to 19, Block 10, D.L. 2027, Plan 2995)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

South 17 feet of Lots 17 and 18 of Lots 1 to 3 and 17 to 19, Block 10, District Lot 2027, Plan 2995, the same as shown outlined red on plan prepared by G, Girardin, B.C.L.S., dated May 20, 1977, and marginally numbered LF 8265, a print of which is hereunto annexed;

cont'd....

MOTIONS (cont'd)

Allocation of Land for Road Purposes
(S 17' of Lots 17 and 18 of Lots 1 to
3 and 17 to 19, Block 10, D.L. 2027,
Plan 2995) (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

D. Closing, Stopping Up, Conveying with
Abutting Owner, Subdividing with
Abutting Lands (Lane South of 10th
Avenue, West of Ash Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) Expansion of the Cancer Control Agency of British Columbia facilities requires the closure of the lane south of 10th Avenue westerly from Ash Street;

THEREFORE BE IT RESOLVED THAT all the hereinafter described portions of lanes be closed, stopped up and conveyed to the abutting owner:

- (1) The remaining portion of lane dedicated by the deposit of Plan 991, Block 379, District Lot 526, lying between the production southerly of the westerly limit of Lot 6, Plan 991 and the production southerly of the easterly limit of Lot "B", Plan 5014, all of said Block 379;
- (2) All the lane dedicated by the deposit of Plan 13994 said Block 379. The same as shown outlined red and green respectively on plan prepared by Noel E. Peters, B.C.L.S., dated August 30, 1977, and marginally numbered LF8384, a print of which is hereunto annexed; and

FURTHER BE IT RESOLVED THAT the aforementioned lanes, now closed, be subdivided with the abutting lands; and

FURTHER BE IT RESOLVED THAT Council's resolution of January 18th, 1977, be rescinded.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

1. Conservation of Energy - Housing
Development Demonstration Project

MOVED by Ald. Kennedy,
SECONDED by

THAT WHEREAS recent reports suggest that solar space and water heating should be cost-competitive for single family homes within five to ten years;

AND WHEREAS in multi-family buildings, the comparative performance of solar heating is improved through economies of scale;

AND WHEREAS solar heating constitutes a non-polluting renewable technology;

cont'd....

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MOTIONS (cont'd)

Conservation of Energy - Housing
Development Demonstration Project
(cont'd)

AND WHEREAS other Government and private agencies are actively involved in research and development of solar space and water heating systems;

THEREFORE BE IT RESOLVED THAT the National Research Council or other agencies be asked to collaborate with the City of Vancouver to ensure that at least one housing development be designed as a demonstration project and equipped with solar space and water heating in an effort to determine the extent to which this form of heating can contribute to the solving of the growing energy crisis;

FURTHER BE IT RESOLVED THAT the City's officials be asked to study the technical, taxation, legal and financial factors arising from this proposal with a view to reporting at a later date on its feasibility;

AND FURTHER BE IT RESOLVED THAT a federal grant be requested to pay for the innovative features and special studies required to create a successful demonstration project in Vancouver.

(Notice)

(Notice was called and recognized by the Chair)

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Rankin was recognized by the Chair:

Proposed LRT System

MOVED by Ald. Rankin,

THAT WHEREAS rapid transit between Surrey, New Westminster, Burnaby and Downtown Vancouver is vital to the future of these communities;

AND WHEREAS the people of these communities are growing more and more intolerant about the increased vehicle movement to transport people about these communities during rush hour for working purposes;

AND WHEREAS the roads used to transport these people are carving up residential areas and destroying the liveability of the region;

AND WHEREAS the town centre concept of the Liveable Region Plan depends on the LRT system;

AND WHEREAS the G.V.R.D. has made every effort to work with the Provincial Government to set up a Regional Transportation Authority and get LRT started with some funding help from the Provincial Government;

AND WHEREAS the Provincial Government has shown in the last two months that it has no intention of establishing rapid transit in the G.V.R.D. area because of its commitment on expanded highway program, namely, one quarter of a billion dollars on the Coquihalla route and, more importantly, a \$180 million commitment for Annacis Island crossing, which if it does go ahead, will set back the possibility of LRT in the immediate future;

AND WHEREAS the people of these municipalities are not happy with the municipalities telling them that the problem lies with senior governments and they want the municipalities to do something about the problem themselves;

cont'd....

Regular Council, November 22, 1977 17

NOTICE OF MOTION (cont'd)

Proposed LRT System
(cont'd)

AND WHEREAS the G.V.R.D. does not have the power to take action on a Light Rapid Transit system and the municipalities do have the spending power, providing they consult the people;

AND WHEREAS to prepare detailed engineering feasibility studies and to search out the title and cost of the land and properly cost the LRT system will take somewhere between one and two years;

AND WHEREAS the cost of these studies will be in the order of \$1 million to \$3 million;

THEREFORE BE IT RESOLVED THAT Vancouver petition the Burnaby Council, the New Westminster Council and the Surrey Council to allocate, based on their per capita populations, sufficient funds to carry out the engineering studies to properly locate and cost the proposed LRT system and when this is done, to put a referendum to the people of their communities telling them the cost and location of the LRT system and asking for their approval to raise 1/4 of the capital funds required to build the system, while calling on the Provincial and Federal Governments to raise the balance of the monies.

(Notice)

ENQUIRES AND OTHER MATTERS

Alderman Brown -
Proposed LRT System

asked if the non-G.V.R.D. members of Council are in agreement with the actions taken by Council representatives on the G.V.R.D. Transportation Committee (the Mayor, Aldermen Brown & Kennedy) which is that the GVRD Committee continue its studies on the LRT line and also that the GVRD position clearly be to continue to urge the Province to cost share with it on the LRT proposals.

The Mayor advised the Provincial Government is expected to define its position within the next few days.

No further action was taken.

Alderman Rankin -
Notification re Public
Hearings

requested the Mayor, with respect to Public Hearings, to instruct the appropriate officials to notify by postcard all affected persons in a proposed rezoning area.

The City Manager advised that the whole matter with respect to the procedure of Public Hearings is being reviewed and that he will report further on this matter.

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ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Kennedy -
Jericho Hangars

advised that he had received a telegram from the Hon. Sam Bawlf, Minister of Recreation and Conservation answering his request with respect to availability of funds from the Recreational Facilities Assistance Fund, to assist with conversion of the Jericho Hangars.

The Hon. Bawlf has advised that assistance through this Fund could be considered with respect to the Hangars.

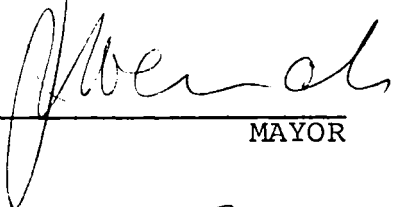
The City Manager advised that in accordance with Council's instruction, Social Planning and the Park Board are jointly working out priorities for applications for funding under this plan. These priorities should include applications from private agencies within the City. It is expected a report will be before Council in the near future.

- - - - -


The Council adjourned at approximately 6:00 p.m.

- - - - -

The foregoing are Minutes of the Regular Council meeting of November 22, 1977, adopted on November 29, 1977.



MAYOR



CITY CLERK

BUILDING & PLANNING MATTERS

INFORMATION:

1. Kitsilano Neighbourhood Improvement Program:
Completion of Implementation Stage

The Director of Planning reports as follows:

"The Neighbourhood Improvement Program in Kitsilano is very near to completion. The normal time period for implementation of N.I.P. is three years. City Council approved the Kitsilano N.I.P. Concept Plan on November 12, 1974 and therefore a deadline of October 31, 1977 has been aimed for in the completion of the implementation stage. This Concept Plan outlined how the \$1.2 million allocated to Kitsilano would be spent, i.e. Recreation Facilities \$273,000; Social Facilities \$250,000; Social Housing \$584,000; Planning and Administration \$93,000. The Concept Plan has been altered several times to reflect changing priorities and costs. As will be shown, virtually all of the N.I.P. money has been allocated and most projects have been completed with most of the remainder under construction.

CMHC has recently informed us that they consider the time period for the implementation stage to be measured from the date the Province approves the specific program, which means that the implementation of the Kitsilano program can continue until March 13, 1978.

As the Kitsilano program is virtually completed, the period between now and March 13, 1978 will be used to monitor completion of outstanding projects, initiate construction of projects approved but not yet started and to finalize the budgets and formulate recommendations on the disposition of whatever funds may be remaining.

On December 7, 1976 City Council approved closing down the Site Office in Kitsilano and a reduction in staff to one Site Office Co-ordinator. This staff position expires on October 31, 1977. It is not felt to be necessary to allocate any further staff to the Kitsilano N.I.P. at this time. The monitoring and implementation remaining will be carried out by existing in-house Area Planning staff.

BUDGET SUMMARY

Specific amounts from the Kitsilano N.I.P. budget were allocated to each of the four categories listed in the revised Concept Plan adopted by City Council on November 23, 1976. City Council has since approved the expenditure of almost all the money in each of the categories.

	<u>Allocation</u>	<u>Approved Expenditure</u>	<u>Balance</u>
Recreation Facilities	\$430,600	\$430,600	0
Social Facilities	211,100	211,100	0
Social Housing (September 30/77)	410,300	406,933	\$ 3,367
Rents received (minus costs)			34,239
Relocation of tenants	10,000	0	10,000
Planning	60,321	49,455	10,866
Administration (September 30/77)	<u>77,679</u>	<u>62,098</u>	<u>15,581</u>
TOTALS	\$1,200,000	\$1,160,186	\$74,053

Three small expenditures which would use the remaining housing funds plus some of the rental money have been recommended by the Kitsilano Planning Committee although Council has not yet had the opportunity to decide on them. Reports on these items will be forwarded shortly.

STATUS OF PROJECTS

The list attached as Appendix A details all 30 of the NIP projects approved for Kitsilano. All the projects listed, except for the Kitsilano Community Centre, the Arbutus and 4th Avenue mini-park, Tennyson Playground, Bayview Playground and Kits House Playground have been completed.

Kitsilano Community Centre

On October 4, 1977 City Council approved the funding and choice of contractor for

Clause 1 Cont'd

the Kitsilano Community Centre renovations and additions. Construction has begun and it will probably be summer 1978 before it is completed.

Arbutus and 4th Avenue Mini-Park

The Engineering Department and Planning Department are working out final design details for the Arbutus and 4th Avenue mini-park. Hopefully construction on this project will take place with the first good weather next spring.

Tennyson School, Bayview School and Kits House Playgrounds

The playground improvements being carried out in the Tennyson School grounds by the School Board crews are near completion. The playground improvements at Bayview School are being done by a group of people on a Canada Works grant. This work should also be completed shortly. The work on the improvements to the Kitsilano Neighbourhood House has just started. It will be several months before it is all finished.

Social Housing

N.I.P. funds were allocated to purchase land to be used for the development of social housing. These purchases have been carried out, but no decisions have been made by City Council as to who will develop the properties or what types of housing will be built. In December 1976 City Council asked the GVHC to develop the City owned properties in the 1800 Block West 5th Avenue (a portion of this property was purchased with NIP funds, the remainder was purchased for the now abandoned Arbutus-Burrard Connector proposal). The GVHC is presently investigating the possibility of developing various forms of family rental accommodation on this site. Once a feasible scheme has been produced, based upon a land cost acceptable to the City, then a report will be forwarded to City Council recommending the terms under which the property should be sold or leased. Under CMHC guidelines, a decision on the disposition of this property for social housing, regardless of the GVHC's plans, will have to be made before the March 13, 1978 deadline for NIP implementation. If the property is not to be used for social housing then the NIP funds used to purchase them must be returned to the NIP accounts and a decision on disposition of those funds must be made by the March 13th deadline.

The other NIP housing site (in the 1900 Block West 2nd Avenue) is being investigated by the Community Alternatives Co-op at the request of the Kitsilano Citizens Planning Committee. This group is presently seeking CHMC commitment for funding and City approval of a multiple family building designed specifically for this site. As soon as the CMHC funding is assured (probably within the next month), a report will be forwarded to Council seeking approval of sale of this property to this group at a price acceptable to all involved.

The \$10,000 allocated for relocation of the tenants displaced by development of the housing sites will be required once a definite redevelopment scheme for these sites is accepted.

RESULTS OF NIP IN KITSILANO

Besides the obvious physical improvements to the neighbourhood which occurred as a result of NIP, there were several less obvious intangible improvements.

The Local Area Planning Program which examined comprehensively the planning issues, operated concurrently with NIP in Kitsilano. Even though strong citizen interest helped create LAP in the first place, NIP often acted as a catalyst for involvement in LAP in that people would get involved in NIP to try to get funding for their favourite project, they would see LAP in operation at the same time, and would often then get involved in both programs.

N.I.P. also served as a catalyst for the formation of strong groups within the neighbourhood. For instance, several of the schools had very ineffective, non-involved parents committees when NIP first started. As the parents got involved in the NIP projects happening at the schools, they got more involved in all aspects of the schools. These schools now have very active and strong parents groups. Another example of this is the formation of the Kitsilano Intra-Community Day-care Services Society (KIDS). The various day-care groups in Kitsilano initially met together to co-ordinate their requests for NIP funding. They found they had other shared interests and eventually formed a permanent association, KIDS, to provide a continuing forum for discussion of common needs, problems and resources.

Cont'd . . .

Clause 1 Cont'd

The Kitsilano Citizens Planning Committee dealt with both LAP and NIP in Kitsilano. It has developed from a group which was wracked by dissension and suspected by many into a strong and effective voice for the community. Even though intensive Planning Department involvement ceased on October 31, 1977, the Committee will continue to meet every two weeks to deal with ongoing planning issues in Kitsilano. The Planning Department will continue to provide minimal liaison service with the Committee.

Often the expenditure of NIP funds ensured much more use and more efficient use of the facility improved. The school grounds in the four elementary schools were virtually bare before NIP and were used primarily by P.E. classes during school hours, by the children (to stand around, or possibly play a few team sports) during recess and lunch and once in a while by the older members of the community for team sports after school hours. NIP provided improvements to these school grounds which enable them to function and look like small parks and enable use by wider age groups both during and after school hours.

NIP was used to attract other funding to produce better improvements than could be arranged with NIP or the other programs operating in isolation. For instance, \$270,000 of NIP funding was used as seed money for the Kitsilano Community Centre project. This money helped initiate a project that will cost more than \$700,000 with the remainder of the funds coming from the Provincial Recreation Grant, Community Centre Association, Park Board and City Capital funds.

Finally, having NIP in Kitsilano enabled the benefits of the Residential Rehabilitation Assistance Program to reach homeowners and landlords in Kitsilano. More than 700 applications for RRAP funding have been received with a total renovation value of approximately \$3,000,000 committed and a further \$2,000,000 pending. Both NIP and RRAP have created an atmosphere of neighbourhood upgrading and improvement which has resulted in a great deal of private renovation and improvement taking place without the direct use of either program.

CONCLUSION

The Director of Planning feels that NIP has been an extremely successful program in Kitsilano. Virtually all of the projects have been completed and are in use by community residents. Those few which have not been completed are far enough along that their completion is assured within a reasonably short time."

The City Manager submits the foregoing report for the INFORMATION of City Council.

2. 3641 Point Grey Road
Development Permit Application #78672

The Director of Planning reports as follows:

"Development Permit Application No. 78672 has been filed by Mr. Tom Almas, to construct a 5'6" high fence (in lieu of permitted 4') in the front yard of the existing one family dwelling.

Resolution of City Council dated May 24, 1977 stated that all Development Permit Applications in the designated priority areas (between Alma Street and Balsam Street) of the north side of Point Grey Road are to be brought to the attention of Council.

Ten neighbouring property owners were notified of this application and no objections were received. Two neighbours replied stating that they had no objections to the proposal.

The Director of Planning has considered this Development Permit Application No. 78672 and is prepared to approve the fence at a height of 5'6" but before giving final consideration, is reporting the matter to City Council as requested. "

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION:3. Downtown Eastside N.I.P. - Budget and Staff Alterations

The Director of Planning reports as follows:

"I PURPOSE OF REPORT

The purpose of this report is to recommend budget and staff alterations re the Downtown Eastside Neighbourhood Improvement Program (N.I.P.).

II CURRENT SITUATIONBudget

The Downtown Eastside N.I.P. is a 1975 program. The Concept Plan, which specified the types of improvements required and allocated monies within the balance of the N.I.P. funds to achieve those objectives, was adopted by Council on September 28, 1976. The total implementation budget was \$616,500.

On December 7, 1976, Council approved the following recommendation:

"THAT the City assume the total administrative costs of \$58,000 for the Implementation Stage of the Oppenheimer (Downtown-Eastside) Area Neighbourhood Improvement Program."

Council took the above noted action on the advice of the Director of Planning who reported that while administrative costs are a legitimate expense within N.I.P. programs and are cost-shareable with the senior levels of government, it was appropriate for the City to assume the total 1977 administrative costs of this Downtown-Eastside program in view of the very low level of total funding for this area of high priority needs.

City funds used for this administration budget derive from the 1974 previously unappropriated balance of the City's Neighbourhood Improvement Program fund. The administration budget expires on December 31, 1977.

Staff

A Planning Assistant III and a R.R.A.P. Promoter are assigned to this program, and are located in a Site Office in the community. These positions are temporary and are approved to December 31, 1977. Supervision of this program was provided by a Planner II until mid-year, and is now the responsibility of the Senior Area Planner; both these supervisory positions are permanent and are funded from the regular Departmental budget.

III PROPOSED BUDGET AND STAFF ALTERATIONS

The following budget and staff are recommended to provide for the continued effective administration of the Downtown-Eastside N.I.P. program.

- a) Extend the Downtown Eastside Planning Assistant III to December 31, 1978, and provide a budget for this final phase of the Implementation Stage.

This is to ensure that the community will be properly consulted on the remaining implementation items, and that the necessary co-ordination is provided. It should be noted that the remaining projects involve the matching of N.I.P. funds with other funds from the senior levels of government and private organizations. Also, a review of the area's CD-1 zoning is being carried out and will not be completed until the Spring.

There are sufficient unused funds in the existing Planning and Implementation Stage Administration Account to adequately fund the proposed 1978 budget.

- b) Confirm the closing of the Downtown Eastside Site Office, effective December 31, 1977.

Continued intensive resident participation will not be required as this program is in its final phase of the Implementation Stage. It is noted

Manager's Report, November 18, 1977 (BUILDING: A-4 - 5)

Clause 3 Cont'd

that regular meetings with the Oppenheimer Planning Committee will continue to be held and arrangements will be made to use existing space in the community.

- c) Consider the R.R.A.P. Promoter position as part of the later report on 1978 R.R.A.P. Administration for all N.I.P. areas.

IV RECOMMENDATIONS

The Director of Planning RECOMMENDS:

- A. THAT the temporary Planning Assistant III (Downtown-Eastside) position, scheduled to be terminated on December 31, 1977, be extended to December 31, 1978.
- B. THAT the Downtown Eastside N.I.P. Implementation Stage Budget from January 1, 1978 to December 31, 1978, contained in Appendix I, be approved. (Funds for this budget are available within existing Downtown Eastside Planning and Implementation Stage Administration Account).
- C. THAT the closing of the Downtown Eastside Site Office be confirmed, effective December 31, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

4. Mt. Pleasant N.I.P. Six Month Progress Report and Administration

The Director of Planning reports as follows:

" I. PURPOSE OF THIS REPORT

The purposes of this report are to describe progress made on implementation of Mt. Pleasant N.I.P. projects and to recommend an appropriation of N.I.P. funds for continued administration of the program.

It is a requirement of C.M.H.C. that a progress report on N.I.P. implementation be prepared at six month intervals.

II. BACKGROUND

On September 28, 1976 Council approved the Mt. Pleasant N.I.P. Concept Plan which contains funding allocations for N.I.P. projects and land use policies for future development in the Mt. Pleasant N.I.P. Triangle. In January 1977 C.M.H.C. and the Province also approved the Concept Plan.

The Concept Plan funding allocations are shown in Appendix I, and a map of the Mt. Pleasant N.I.P. Triangle is Appendix II.

This is the second six month progress report, approximately one year after Council approval of the Concept Plan.

III. N.I.P. PROJECTS

The sections below outline briefly the status of each N.I.P. project listed in Appendix I. The numbers to the right indicate the amount allocated in the Concept Plan and the amount subsequently appropriated by Council to date.

- | | |
|---------------------------------------|---|
| a) <u>Kivan Boys' and Girls' Club</u> | Allocated: \$250,000
Appropriated: \$250,000 |
|---------------------------------------|---|

This project entails construction of a new Kivan Boys' and Girls' Club to replace the ex-Club building which served the area for 40 years until a fire in 1976. There has been much investigation and discussion of suitable location alternatives for the new Club. On July 26, 1977 Council approved a number of recommendations for implementation of the project at its former site at 12th and St. Catherines.

Cont'd . . .

Manager's Report, November 18, 1977 (BUILDING: A-4 - 7)

Clause 4 Cont'd

- g) Street Curbing Allocated: \$475,000
Appropriated: \$167,100 (1977 share)

The purpose of these N.I.P. funds is to subsidize up to 25% of the cost of curbing and paving all unimproved streets in the N.I.P. Triangle: 87 blocks out of a total of 134. Property owners and the Streets Capital Fund will be subsidized alike.

The work will be done in two stages: half in 1977-78 and half in 1978-79.

Notices of Intent for the 1977 share were sent to affected property owners in June 1977 and a Court of Revision was held on July 26, 1977 at which the N.I.P. funds were also appropriated.

The surveying is underway, and the 1977 curbs will be installed in the Spring of 1978, at which time the process for the final share will also get underway.

- h) Boulevard Trees Allocated: \$100,000
Appropriated: \$50,000 (1977 share)

Normally boulevard trees are installed after curbing as funds allow. Without supplementary funds, the size of the Mt. Pleasant N.I.P. curbing project would cause considerable delay in planting all boulevard trees. On September 27, 1977, Council approved an appropriation of N.I.P. funds for the 1977 share of boulevard trees. The amount of N.I.P. funds required may be reduced by combining them with a Canada Works project. In 1978, funds for the 1978 share will be appropriated.

- i) Traffic Plan Allocated: \$ 80,000

To discourage through traffic on local streets while maintaining access for local residents, three traffic circles and a traffic diverter will be installed.

These measures come from a City Engineering Department plan prepared in 1974, and updated and modified in 1976 through Mt. Pleasant N.I.P. in consultation with local residents and the City Engineer.

Council will be asked within the coming month to approve appropriation of funds for the three traffic circles which will be installed with the curbs in the Spring of 1978. The traffic diverter will be installed with the 1978-79 share of curbing.

- j) Public Safety on 12th Avenue Allocated: \$ 10,000

Local concern over pedestrian safety on 12th Avenue between Fraser and Clark generated this N.I.P. allocation.

On July 26, 1977 when Council approved a number of recommendations to implement the Kivan Boys' and Girls' Club project at 12th and St. Catharines, Council also approved a motion to install a pedestrian activated traffic light at this corner by the time Kivan opens.

- k) Contingencies Allocated \$ 62,829
Appropriated: \$ 13,372

Funds from this account have been transferred to augment allocations for: Neighbourhood House (\$3,000), E. 10th Ave. Closure (\$7,000), and Administration (\$3,372). An additional \$1,684 will be required to balance the Neighbourhood House account for payment of property taxes.

- l) Possible Closure of St. Catharines

This involves St. Catharines from 12th to the lane south of 12th Ave. A full or partial closure, to be incorporated in the open space design of the Kivan Boys' and Girls' development, is under study by Planning and Engineering. This will result in a report to Council, as directed by Council on July 26, 1977 when considering the Kivan report.

Cont'd . . .

Clause 4 Cont'dIV. LAND USE POLICIES

The Mt. Pleasant Concept Plan contains land use policies as well as N.I.P. allocations. It has been a priority of the local Citizens' N.I.P. Committee and planning staff to implement N.I.P. projects before inflation reduces the actual value and to have visible improvements in the community.

During the coming year, the Citizens' Committee and planning staff will hold discussions and make recommendations to implement a number of land use policies outlined in the Concept Plan: a re-zoning to stabilize a residential block; clarification of the Concept Plan conversion policy; townhouse guidelines; corner store status. In addition, the Committee may work jointly with the new Kensington N.I.P. area on development of policies for the Kingsway commercial area. The N.I.P. Committee and site office have also served as a source of local input for the Broadway/Clark Consulting Study, adjacent to the N.I.P. area to the north.

V. R.R.A.P. PROMOTION

A R.R.A.P. promoter, part of the site office staff and funded from N.I.P. Administration accounts, has been working in Mt. Pleasant since January 1976, and promotes the program in both Cedar Cottage and Mt. Pleasant.

As of September 30, 1977, C.M.H.C. figures showed 17% of Mt. Pleasant housing units with R.R.A.P. work either completed or pending. New applicants come forward daily.

A major R.R.A.P. project has been Campbell Court at Broadway and Fraser, a 13 unit apartment building of historical interest. Through R.R.A.P., this building has been extensively upgraded; yet, the low rents are to remain controlled by C.M.H.C. for ten years.

A separate report on the allocation of funds and personnel for R.R.A.P. promotion and delivery in all N.I.P./R.R.A.P. areas is in preparation and will be forwarded to Council soon.

VI. PLANNING AND ADMINISTRATION

The National Housing Act provides for a three year period for the implementation of N.I.P. projects - lasting to Sept. 1979 in the case of Mt. Pleasant. At present, Mt. Pleasant N.I.P. funds for implementation stage Administration have been appropriated only to December 31, 1977. Our procedure with respect to funding for the newer 1976 N.I.P. areas was to allocate funds for the duration of the programs.

The site office staff positions are a full time planning assistant and clerk/typist, and a part-time R.R.A.P. promoter and planner. The planner and R.R.A.P. promoter have also worked part-time on the Cedar Cottage program, which has operated out of the Mt. Pleasant office for its final 10 months, ending October 31, 1977.

The site office and staff serve as a base for the following activities: R.R.A.P. promotion; finalization of plans for N.I.P. projects and preparation of reports to Council to appropriate N.I.P. funds; co-ordination of departments and agencies involved in N.I.P. implementation; review of N.I.P. accounts and identification and planning of new N.I.P. projects not included in the Concept Plan; citizen inquiries and participation; and planning items including development proposals and land use policies.

To provide adequate continuing administration for these Mt. Pleasant activities, it is proposed that the site office and staff continue to the end of 1978, at which time the planning assistant can administer the final phase from City Hall until the program ends August 31, 1979.

To extend the staff and site office as described would require an additional \$86,970 as shown in Appendix III.

This money is available in Mt. Pleasant N.I.P. accounts without giving up any of the Concept Plan projects. \$9,954 is available for transfer to Administration from the unspent balance in the Planning Stage accounts.

Cont'd . . .

Manager's Report, November 18, 1977 (BUILDING: A-4 - 9)

Clause 4 Cont'd

The remaining \$77,016 is available for appropriation from the Contingencies and Services/Utilities accounts. Additional funds will still be available in these accounts for new projects.

Due to a change in funding formula when transferring funds from Services/Utilities to Administration, the City's share would decrease from 62.5% to 25%, while Federal and Provincial amounts remain the same.

It should be noted that R.R.A.P. promotion will be reported on separately by the R.R.A.P. Administrator before the end of the year, and may be funded out of N.I.P., or out of R.R.A.P. agency fees.

C.M.H.C. has given concurrence on this appropriation of N.I.P. funds for Administration and the Citizens' N.I.P. Committee has discussed this at several meetings and recommends approval.

VII. RECOMMENDATIONS

The Director of Planning submits the foregoing six month progress report for the information of Council and RECOMMENDS:

- A. THAT Council submit the Mt. Pleasant N.I.P. six month progress report to the Federal and Provincial Governments for information.
- B. THAT Council approve the appropriation of \$77,016 N.I.P. funds, \$40,000 from Contingencies account #896/9219 and \$37,016 from Services/Utilities account #896/9217, for continued Mt. Pleasant N.I.P. Administration to the end of the program in August 1979, to be cost-shared as follows: City 25% (\$19,254), Province 25% (\$19,254), and Federal 50% (\$38,508).
- C. THAT Council approve the transfer of the \$9,954 balance in the N.I.P. Planning Stage account 849 to the Implementation Stage Administration account 857.
- D. THAT the Mt. Pleasant planner II, planning assistant III, and clerk/typist positions and Mt. Pleasant site office, scheduled to terminate on December 31, 1977, be extended to December 31, 1978 for the planner, clerk/typist, and site office, and to August 31, 1979 for the planning assistant III."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 548 & 549

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Mount Pleasant N.I.P. Traffic Improvement Measures

The Director of Planning and the City Engineer report as follows:

"On September 28, 1976 City Council approved the N.I.P. Concept Plan for the Mt. Pleasant Triangle. As part of the Concept Plan Council approved implementation of a neighbourhood traffic improvement plan consisting of 1 diverter and 3 intersection circles (refer to Appendix I). The plan's intent is to discourage through traffic on local streets while maintaining access for local residents. An \$80,000. allocation was set aside in the N.I.P. Concept Plan for this purpose.

The traffic improvement measures are a modified version of a plan prepared by the City Engineering Department in 1974 at the request of local citizens. The 1974 plan was updated and modified in July 1976 through Mt. Pleasant N.I.P. in consultation with local residents and the City Engineer. Public meetings have also been held in 1977.

At this time, it is recommended that \$44,000. be appropriated to install the 3 intersection circles: 10th/Carolina, 13th/Windsor, 16th/Windsor. The diverter to be located at 11th/Guelph will not be implemented until adjacent local streets are curbed in 1978-79.

Each intersection circle will consist of a 15 foot diameter curbed circle located in the centre of the intersection. Hardy, easily maintained, low lying shrubbery - pachysandra terminalis - are to be planted on each intersection circle. (See example in Appendix II.)

The City Engineer is prepared to install the 3 circles in the Spring, 1978. The extra annual maintenance cost at \$250. per intersection circle will be \$750. If installed, this amount will be included in the City Engineer's 1978 Operating Budget request.

C.M.H.C. has given concurrence on this item, and the Mt. Pleasant Citizens' N.I.P. Committee recommends approval.

Cost sharing of the recommended \$44,000. will conform to the standard N.I.P. streets/utilities formula, namely:

Federal	25%	\$11,000.
Provincial	12.5%	5,500.
City	62.5%	<u>27,500.</u>
TOTAL		44,000.

The Director of Planning and the City Engineer therefore RECOMMEND

THAT Council approve a maximum of \$44,000. to be appropriated from the Mt. Pleasant N.I.P. services & utilities account #896-9217 toward installation of 3 landscaped intersection circles at 10th/Carolina, 13th/Windsor, 16th/Windsor as per the above cost sharing formula. "

The City Manager RECOMMENDS that the foregoing report of the Director of Planning and the City Engineer be approved.

MANAGER'S REPORT, NOVEMBER 18, 1977 (FINANCE: A7 -1)

FINANCE MATTERS

RECOMMENDATION

1. B.C. Jockey Club and Burrard Amusements -
Placement on Business Tax Roll

The Director of Finance reports as follows:

"As the Business Tax By-law presently stands, the activities on the race track premises and the premises leased by Burrard Amusements, both on the P. N. E. Grounds, are exempt from business tax. Your staff cannot determine any valid reason why these activities, which are clearly businesses, should continue to be exempt and are recommending that the two become taxable. If Council is in agreement, the B. C. Assessment Authority would then be asked to place them on the Business Tax Roll for 1978.

I would therefore recommend

That the Director of Legal Services be instructed to forward to Council amendments to the Business Tax By-law necessary to make the race track premises and Burrard Amusement premises taxable for business tax purposes."

The City Manager RECOMMENDS approval of the above recommendation of the Director of Finance.

2. Property Tax Exemption for Vancouver Resource Society
for the Physically Disabled

The Director of Finance reports as follows:

"The Executive Director of the Handicapped Resource Centre has written requesting property tax exemption for their Group Home located at 369 West 63rd Avenue in Vancouver. The Society is registered under the Societies Act and amongst other objectives, has that of promotion of better housing for handicapped persons. In pursuance of this objective they have purchased or rented certain properties which are run as Group Homes for handicapped persons, such as the one they are presently requesting tax exemption on. The property was purchased with the aid of a CMHC loan and is managed by the Society as a Group Home.

Group Homes run by such societies are subsidized under the Adult Care Program under the Department of Human Resources. This provincial agency examines the budgets of each such facility on an annual basis and makes grants to the group involved. The property taxes are a legitimate budget item and would be covered under this subsidy program to the best of our knowledge.

Apparently the Society did not include the 1977 property taxes in its submission to the Province and therefore their 1977 Provincial grant does not cover this amount. There is a possibility that, by special submission to the Province, a grant could be obtained to cover these taxes.

The Law Department has indicated that in its opinion, under the provisions of the Charter, the property would probably be determined to be exempt on the property tax roll.

continued

MANAGER'S REPORT, NOVEMBER 18, 1977 (FINANCE: A7 -2)

Clause No. 2 continued:

The answer to this particular problem would appear to be that

1. The Society should apply for a supplementary budget item to the Department of Human Resources, to cover their 1977 taxes.
2. Failing success through this route, Council could consider providing them with a grant equal to their 1977 taxes.
3. In future years they can include in their budget submission to the Department of Human Resources for payment by the Province, an amount for their estimated property taxes for those future years.

The above is submitted for Council's consideration and if Council is satisfied with the procedure, the Society could be requested to follow steps 1 to 3 above."

The City Manager RECOMMENDS that the Society be requested to follow the three steps described in the Director of Finance's report.

3. Quarterly Review of Revenues and Expenditures, 1977 Operating Budget, as at September 30, 1977

The Director of Finance reports as follows:

"The following is a review of Revenues and Expenditures, within the 1977 operating budget, as at September 30, 1977, submitted for the information and approval of Council, as applicable. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

In this review, actual revenues received and expenditures incurred in the current year to September 30th are compared with the annual estimates, and where significant variations between estimated and actual, as projected to the year end, are indicated, the budget appropriations are recommended for adjustment.

The current uncommitted balance of \$207,000 in Contingency Reserve is considered adequate to meet the normal needs of the City for the balance of the current fiscal year.

The net estimated surplus resulting from the adjustments is \$542,674 and it is recommended that this be added to the current surplus on revenue account which will increase the estimated 1977 surplus from \$74,139 to \$616,813.

Revenue Variations

	<u>Appropriation Increase/(Reduction)</u>
<u>General Tax Levy</u>	\$ 46,000
Additional properties were added to the tax roll plus changes arising from appeals to the Assessment Appeal Board, resulting in a net increase in general purposes taxes.	
<u>Receipts in Lieu of Taxes</u>	\$ 29,835
A net increase in receipts arising from taxes paid by recent purchasers of City-owned land, less an adjustment to the grants from B.C. Hydro.	

Continued

MANAGER'S REPORT, NOVEMBER 18, 1977 (FINANCE: A-7 - 3)

Clause No. 3 ContinuedIncrease/(Reduction)Tax Grants - Federal & Provincial Properties\$(364,513)Crown Dominion - Prior Years\$(272,197)

The grants anticipated in 1975-76 were settled in 1977 at less than estimated amounts. This adjustment is in addition to that reported in the June review.

Crown Dominion - Current Year\$ 92,213

The original budget estimate for the 1977 grant has been increased to reflect the actual grant request by the City.

National Harbours Board\$(233,000)

Due to protracted litigation regarding the taxable status of certain occupiers of N.H.B. land, there is uncertainty regarding grants, business taxes and property taxes accruing from N.H.B. lands. The budget adjustment reflects the lowest net position the City might realize.

Canadian Broadcasting Corporation\$ 9,674

Increase in grant payable due to higher assessed values.

Provincial Properties\$ 95,259

Adjustment to reflect actual grants received for Provincial properties including I.C.B.C. and L.A.B. New construction in the new Provincial building accounted for the major increase.

Federal Housing Projects\$(56,462)

Adjustment of estimates to actual receipts.

Taxes on Rental Property\$ 368,352

Increase in taxes realized on City-owned rental property primarily due to increased taxes on Block 42.

Business Taxes and Sundry Licenses\$ 590,000

Increase in business taxes from supplementary roll, largely due to new occupancies from new developments in the downtown such as Vancouver Centre, Harbour Centre, etc. Business and sundry license revenues are slightly below previous estimates.

Scavenging Fees\$(60,000)

Reduction in revenues due to reduced can collections and disposals at City disposal site.

Interest Earned\$ 170,000Temporary Investments\$ 150,000

Revised estimate of interest income due to higher rate of interest on temporary investments.

Property Sales\$ 20,000

Revised estimate of interest income due to increased number of property sales.

Net Increase in Revenues

779,674

Continued

MANAGER'S REPORT, NOVEMBER 18, 1977 (FINANCE: A-7 - 4)

Clause No. 3 ContinuedExpenditure VariationsGeneral Government

\$ 209,500

Accounts Receivable, Doubtful Accounts \$ 217,000

City Council, on December 14, 1976, approved a recommendation of the Director of Finance, as supported by the City's external auditors, to establish an allowance for outstanding accounts receivable of which collection is considered doubtful. The total of these accounts is currently \$292,000, of which \$75,000 is currently held in the reserve, leaving a net funding requirement for \$217,000.

City's Debt Charges, Other than Water and Schools

To reflect the effect of the early repayments of by-law 4746, which was charged to Langara Reserve

Serials Installments	\$ (101,721)
Interest on General Debenture	<u>(154,400)</u>

Total reduction	\$ (256,121)
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Reduction in recovery of City's debt charges from "Debt Charges Equalization Fund"	<u>256,121</u>
	-8-

This reduction in expenditure is offset by a reduction in recovery from the "Debt Charges Equalization Fund" so that these changes have no net effect on the City's operating budget.

City's Share of B.C. Assessment Authority Administration Costs \$ (21,000)

To reduce the 1977 budgeted amount to reflect the current year's actual cost as advised by the B.C. Assessment Authority.

Printing of City Hall Telephone Directory \$ 4,500

To fund the cost of a reprint of the City Hall internal telephone directory, not funded in the current budget. This reprint was necessary due to the numerous revisions required, and the increased distribution of copies.

Mayor's Fund for Development and Research \$ 9,000

The Mayor's Fund was established in 1972 at approximately its present level of \$13,000, with no subsequent increase in the appropriation for inflation. This increase will compensate for inflation and provide funding for the balance of the current year.

Archives

\$ 11,000

Replacement of Heating Boiler

The boiler in the Archives building has developed serious leaks rendering it beyond repair. The problem appears to be a design fault and action will be taken through the Legal Department to recover all or part of the costs.

Continued

MANAGER'S REPORT, NOVEMBER 18, 1977 (FINANCE: A-7 -5)

Clause No. 3 Continued

Public Library \$ 16,500

Emergency Fire Escapes \$ 3,600

To fund the cost of providing fire escapes at the Collingwood, and Hastings branches of the Library, as advised by the City Fire Warden. The total cost is estimated at \$5,600, of which \$2,000 is available within the Library budget.

Miscellaneous Operating Costs \$ 12,900

The Library is experiencing additional essential services costs, which are beyond their control, totalling \$34,900, partially offset by increased revenues totalling \$22,000, for a net required increase of \$12,900. These increased costs relate primarily to utilities, telephone, postage, all of which have experienced rate increases for which the Library has not been budgeted.

Net increase in Expenditures \$ 237,000

Transfer of Appropriations in excess of \$500 were approved by City Manager's Minutes of Authorization and are reported in Appendix "A" to Council for Information.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that:

- a) The 1977 Revenue and Expenditure appropriations be adjusted as follows:

<u>Revenues</u>	<u>Appropriation increase/(Reduction)</u>
General Tax Levy	\$ 46,000
Receipts in Lieu of Taxes	29,835
Grants in Lieu of Taxes, Federal & Provincial Properties	(364,513)
Taxes on Rental Properties	368,352
Business Tax and Sundry Licenses	590,000
Scavenging Fees	(60,000)
Interest Earned on Short-Term Investment	<u>170,000</u>
Net Increase in Revenues	\$ <u>779,674</u>
<u>Expenditures</u>	<u>Increase/(Reduction)</u>
General Government	\$ 209,500
Archives	11,000
Public Library	<u>16,500</u>
Net Increase in Expenditures	\$ <u>237,000</u>
Increase in Revenue in excess of Expenditures	\$ <u>542,674</u>

- b) That the net increase in revenues over expenditures, estimated at \$542,674 be transferred to the Current Surplus on Revenue Account. "

The City Manager RECOMMENDS that the foregoing report and recommendations of the Director of Finance be approved.

Continued

4. Collection By-law Fines - Staffing

The Director of Finance reports as follows:

"HISTORY

On May 4th, 1976, City Council was informed that effective July 1st, 1976, the Provincial Government would no longer accept responsibility for the collection of fines for by-law infractions arising out of the issuance of tickets. The Province would continue to collect and submit to the City fines levied by the Courts for by-law infractions.

Subsequent to the above, the Attorney-General was approached regarding the effective date of July 1st, due to the administrative problems facing the City to meet that date. As a result of the foregoing, City Council on July 13th, approved the formation of a By-law Fines Collection Office which commenced operation on September 14, 1976. The staff level approved at that time in the report was for the collection of fines assessed by the meter checkers under the Parking Meter By-law.

The Province continued to provide collection of fines for violation notices issued by the City of Vancouver Police Force. City Council on April 5th, 1977 approved the additional staff to provide for the collection of these latter fines.

The April 5th report provided for the addition of three permanent positions and provision of \$8,500 for temporary help to be used on an "as required" basis. The addition for the temporary help was to provide sufficient staff to carry out the processing on a manual basis pending review of a computer application to be reported back to Council.

PRESENT STATUS

The present staffing of the By-law Fines Collection Branch is as follows:

1 Supervisor	\$16,440
2 Cashiers	22,220
5 Clerks	54,800
3 Clerk-Typists	24,760

Temporary Help (5 months)	\$ 8,500
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Due to the phasing in, the \$8,500 provided will be sufficient to the end of 1977.

As stated previously, the temporary positions were needed to manually process the parking notices, informations and summonses until such time as the utilization of a computer system could be assessed.

Such a study has been conducted by the Computer Services Division. The proposed system is designed to reduce the effort and clerical time spent in various parts of the by-law system. This can be attained by:

1. Development of a multi-part form which can be computer printed. The parts of this form to be acceptable for use as notices, informations and summonses.
2. Development of a computer system which can process the information required to print the forms mentioned above.

Clause No. 4 Continued

The foregoing has been completed with the following improvements and cost savings:

1. Temporary staff of three can be eliminated at a net savings of approximately \$1,800 per month or \$21,600 per annum.
2. Turn around time can be improved. Between four-six months are presently needed to complete the cycle of ownership search and to issue overdue notices, informations and summonses. Under the proposed system the turn around time will be reduced to one-two months. The highest percentage of collection is achieved during the first 60 days after a ticket is issued. By providing faster turn around time, violaters will be notified at an earlier stage with anticipated higher percentage of collection, and overall better service to the public.

However, the whole concept of using a computer system is dependent upon receiving the vehicle ownership (i.e. matching licence number to owner) search results from the Motor Vehicle Branch on a magnetic tape rather than in printed form as is presently the case. The major savings is in the computer printing from magnetic tape rather than the manual typing from printed information. Negotiations have been carried out with the Insurance Corporation of British Columbia, which maintains the vehicle files on behalf of the Motor Vehicle Branch, who advised that they are presently in the process of rewriting computer programs for its vehicles and insurance system and with their present staffing they would not be able to supply the City with magnetic tape until late 1978. However, upon further inquiry, we are advised that an approximate City cost of \$6,000 for engaging Systems personnel, the conversion would be completed in 25-60 days.

RECOMMENDATIONS

Therefore, due to the large cost savings to the City to proceed immediately with the computerization of the By-law Fines Collection Branch system, the Director of Finance recommends that

- A. A maximum of \$6,000 be approved to cover development cost to provide the City with vehicle searches in magnetic tape form.
- B. The above funds be provided from Contingency Reserve."

(The Vancouver Municipal and Regional Employees Union has received a copy of this report.)

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

5. Renewal of Fiscal Agency for City Debenture Issues

The Director of Finance reports as follows:

"In 1974, and again in 1976, City Council approved a recommendation of the City Manager and the Director of Finance that A. E. Ames & Co. Limited be appointed the City's fiscal agents for City debenture issues for two year periods, the latest one ending December 31, 1977. During the term of the agreement, various debenture issues were successfully placed and A. E. Ames and Co. Limited assisted the City in the preparation of documents and in its presentations to the rating agencies, wherein the City obtained an improvement in its U. S. bond rating.

Our fiscal agents assist us in many ways, with advice and with such items as obtaining first mortgage funds in connection with the False Creek Development.

Continued

MANAGER'S REPORT, November 18, 1977 (FINANCE: A-7 - 8)

Clause No. 5 Continued

The City has not had a bond issue in 1977 and will probably not have one until some time in 1978. It can be anticipated that the City's borrowing requirements over the next two or three years will be lower than in the past few years, with the exception of 1977 of course.

I am at this time recommending that the City renew the fiscal agency with A. E. Ames & Co. Limited for City bond issues in 1978 and 1979. In unstable and tight money conditions, which can be expected over the next two or three years, having fiscal agents is a far superior arrangement to any other. The fiscal agency provides continual advice on timing and size of issues, provides orderly marketing procedures, avoids conflict with similar competing credits and provides continual favorable exposure of the name of the borrower to the market. It is impossible for a borrower such as the City of Vancouver to be sensitive to borrowing conditions and to the bond market on a day to day basis. Such sensitivity is necessary for successful placement of debenture issues in today's bond market, and it is one of the responsibilities of the fiscal agent to keep abreast of markets and to advise the City in this regard.

The fiscal agency agreement is not a highly formal contract but is basically an agreement between a borrower and a fiscal agent or syndicate of underwriters that the borrowers requirements will be handled in a certain manner. The agreement is cancelable on 60 days notice and the terms and conditions, etc., applicable to each debenture issue are subject to mutual agreement between the City and fiscal agent. Formal items of the contract refer to such things as expenses and commissions on any mutually agreed debenture issue. No changes are proposed in these terms, from those approved by Council in 1974 and 1976.

A. E. Ames and Co. Limited have a long history of serving the City very well under both agency arrangements and by virtue of them winning a majority of our public tender issues in the past. They have also been the dealer that has maintained the best contact with the City and have been most diligent in providing the City with good information and advice over many years. They are one of the largest Canadian investment dealers with well established branches and extensive experience in the principal foreign capital markets. They are thoroughly knowledgeable regarding the City of Vancouver.

I RECOMMEND that:

- A. City Council authorize me to conclude on behalf of the City, the fiscal agency agreement with A. E. Ames & Co. Limited, essentially similar to the expiring agreement, with no change in obligations of the City regarding expenses or commissions, for the period January 1, 1978 to December 31, 1979, subject to cancellation by either party on 60 days notice.
- B. Prior to any bond issues the terms and conditions be reviewed by myself with the Finance and Administration Committee and City Manager, or, in the event of the Finance and Administration Committee being unable to meet, that the terms and conditions be approved by the Mayor and the City Manager.
- C. The Director of Legal Services be instructed, upon advice from the Director of Finance, to prepare the necessary by-laws authorizing the issues, for submission to Council."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

Continued

MANAGER'S REPORT, November 18, 1977 (FINANCE: A-7 - 9)

6. Loans to Shon Yee Benevolent Association and SPOTA

The Director of Finance reports as follows:

"On September 16, 1975, Council authorized an interest free loan of \$12,500 to each of the above organizations. The loans were to meet architect's fees incurred in designing a proposed development on land on Keefer Street. It was understood by Council that the loans would be repaid from mortgage advances obtained when the development commenced.

The land in question is owned by the City but since the loans were advanced the City's ownership was challenged in the Courts. The ownership has now been settled (August, 1977) but in the meantime the development permit for the site has lapsed and it is understood that there are problems in issuing another permit.

This matter has now reached the stage where repayment of the loans is becoming unlikely. Clearly, the loans can only be repaid from mortgage proceeds which will not be forthcoming if development does not take place.

In view of the time lapse since the loans were made, I feel that Council should now take some action to fund the loan. The simplest and correct method would be to convert them to a grant. The loans can not be written off as they were never funded originally.

If Council does convert the loans to grants, I would recommend the grants be conditional that repayment would be made to the City if and when the development was undertaken.

In view of the above, I RECOMMEND

that the \$12,500 loans to each of the Shon Yee Benevolent Association and SPOTA be converted to grants, which will in turn be used to repay the loans to the City and further, that the grants be conditional that repayment would be made by the Societies to the City if and when the development was undertaken in the future."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

7. Vancouver Centre Development Limited: Letter of Credit

The Director of Legal Services reports as follows:

"By agreement dated 12 June 1974 made between the City and Vancouver Centre Development Limited (Vancouver Centre) wherein Vancouver Centre agreed to construct certain commercial buildings at the corner of Georgia and Granville Streets, Vancouver Centre provided the City with letters of credit totalling \$1,300,000 guaranteeing performance by it of the substantial completion of the buildings within four years of the date of the agreement.

The amount of the letters of credit was to be reduced to \$800,000 upon the removal of the Birks Building. The City now holds a letter of credit for the reduced amount, the release of which is conditioned on substantial completion of the buildings. The amount of construction work completed as of December 1976 was approximately \$25,000,000.

Of the buildings, there remains to be completed four retail spaces along Seymour Street. This work is estimated at \$170,000. By reason of the lack of demand for retail spaces in the downtown area, Vancouver Centre has been discussing with the Planning Department alternate uses for the space. In the meantime, Vancouver Centre requests that the amount of the letter of credit be reduced from \$800,000 to \$50,000 as a guarantee for the performance of the balance of the construction work.

Continued

MANAGER'S REPORT, November 18, 1977 (FINANCE: A-7 - 10)

Clause No. 7 Continued

The Director of Finance considers this reduction is reasonable and will protect the interests of the City.

Therefore, it is recommended that Vancouver Centre Development Limited be permitted to substitute for the present letter of credit in the sum of \$800,000 a letter of credit in the sum of \$50,000. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 549 & 550

A-8

MANAGER'S REPORT, NOVEMBER 18, 1977 (PERSONNEL: A8-1)

PERSONNEL MATTERSRECOMMENDATION1. Matters Relating to Statutory Holidays - Christmas Day, Boxing Day and New Year's Day

The Director of Personnel Services reports as follows:

"a) Days Off in Lieu of Christmas Day, Boxing Day and New Year's Day

The City's various Collective Agreements specify that when a public holiday falls on a Saturday or Sunday, and when the Federal and Provincial Governments have made no proclamation that the Holidays be observed on any other day, then the City has the option of designating either the Friday immediately preceding or the Monday immediately following, as the day to observe the Holiday. The City has the further option of designating the Friday as the day off for some employees and Monday as the day off for the remainder. The City has never exercised this second option and there seems to be no reason to do so this year.

Christmas Day and Boxing Day fall, this year, on Sunday and Monday. There has been no proclamation by either Government, therefore, I recommend that Council designate the preceding Friday as the day on which Christmas Day be observed, thereby closing Civic Offices and Yards on Friday, December 23, and Monday, December 26th, 1977.

New Year's Day falls on a Sunday also. Since it is technically a 1978 holiday, I recommend Council designate Monday, January 2nd, 1978 as the day on which it should be observed.

Under the terms of the Letter of Understanding concerning the Four-day Week, employees who work the Four-day Week would work four days in each of the three weeks involved and would have the same days off as those working the Five-day Week.

b) Closing of Civic Offices - December 22, 1977

In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas or before the day on which it is observed with all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I recommend that, in accordance with past procedures, the Civic Offices and Yards under the control of the Council be closed to the public at 12:00 noon on Thursday, December 22nd, 1977 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service such as garbage collection, and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 22nd, 1977 and is not in the nature of a statutory holiday.

It is noted no such arrangement would prevail on Friday, December 30th and that Civic Offices will remain open until 5:30 p.m. on that day.

In summary I recommend that:

- (i) Friday, December 23, 1977 be designated as the day on which Christmas Day is observed by the City employees involved;

cont'd.....

MANAGER'S REPORT, NOVEMBER 18, 1977 (PERSONNEL: A8-2)

Clause No. 1 continued:

- (ii) Monday, January 2, 1978, be designated as the day on which New Year's Day is observed by the City employees involved;
- (iii) Civic Offices and Yards be closed to the public at 12:00 noon on Thursday, December 22, with all employees involved being required to vacate these premises no later than 3:30 p.m., and with arrangements for shift workers, Sanitation staff, etc., being made departmentally;
- (iv) The Park, Police and Library Boards be advised of Council's decisions in these matters."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

2. Leave of Absence Without Pay - Mr. John E. Bunyan,
Vancouver Firefighters' Union, Local 18

The Director of Personnel Services reports as follows:

"A request has been received from the Secretary of the Vancouver Firefighters' Union, Local 18, that Mr. John E. Bunyan be granted a leave of absence without pay commencing November 1, 1977, for the purpose of conducting Union business on a full time basis. It has been the City's general policy in the past to approve similar requests by this and other Unions on a year to year basis. Also, the Fire Chief is in agreement that the request be approved.

I, therefore, recommend that Mr. John E. Bunyan be granted leave of absence without pay for a term of one year, commencing November 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

3. Proposed 1977 Non-Union Casual Wage Rates - Park Board

The Acting Director of Personnel Services reports as follows:

"The Board of Parks and Recreation at its meeting of September 26, 1977 approved a motion to adjust the rates paid non-union casual employees by 5.9% (see attached). As in previous years, the rates for these classes were adjusted in accordance with the percentage wage increase accorded unionized staff during past C.U.P.E. Local 1004 and V.M.R.E.U. negotiations.

It is the intention of the Personnel Services Department to conduct a review of these classes and their appropriate wage rates during 1978 at which time it is anticipated that the V.M.R.E.U. and C.U.P.E. Local 1004 will have made submissions to the Labour Relations Board in order to become certified as the representative for classes logically falling within their jurisdictions.

It has been standard practice in the past to grant the negotiated unionized increase to non-union casual staff and I therefore recommend that the attached schedule of Parks Board non-union casual wage rates for 1977 contained in Appendix I be approved.

cont'd.....

MANAGER'S REPORT, NOVEMBER 18, 1977 (PERSONNEL: A8-3)

Clause No. 3 continued:

The approximate cost of the proposed increases for twelve months in 1977 is \$71,460. The Comptroller of Budgets and Research advises that the required funding has already been provided in the 1977 Departmental Budget."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Acting Director of Personnel Services.

4. Training Course - Computer Services Division

The Director of Personnel Services reports as follows:

"The Director of Finance, on behalf of the Manager of Computer Services, has requested that Mr. D. Troyer, a Technical Specialist in the Computer Services Division, attend a ten-day training course offered by Honeywell Information Systems, in Phoenix, Arizona, commencing on December 5, 1977. The content of this course is directed towards the 'Analysis and Operation of the Remote Terminal Supervisor Program' which controls and monitors the operation of the computer terminals (Property Tax Office, Engineering, Permits & Licenses, Police) connected to the City's Honeywell computer system. Our in-house knowledge of this course material is presently very limited but considered to be highly essential to the effective day-to-day and future operation of the City's computer system.

The course and the area of Mr. Troyer's responsibility are highly technical and specialist in nature, and appropriate training in this discipline is only offered by Honeywell Information Systems at their major development and education centres in the U.S.A., the closest being Phoenix, Arizona. This situation is also true for other computer equipment manufacturers, as it is not economically feasible for them to schedule highly technical courses in regional centres such as Vancouver.

The total cost of this course would be approximately \$1,680 as indicated below, plus ten days leave of absence with pay.

Course fee	\$ 950
Air fare	255
Ground transportation (including course travel)	75
Accommodation	225
Meals	175
Total	<u>\$1,680</u>

The Comptroller of Budgets & Research advises that the total funds of \$1,680 for the attendance of this employee are available in Appropriation 7030/325 - Data Processing Courses.

As the costs exceed \$1,500, which is the upper limit the City Manager may approve for such training activity, this training matter is therefore submitted to Council. I recommend that the request of the Director of Finance be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 550 & 551

MANAGER'S REPORT, NOVEMBER 18, 1977 (PROPERTIES: A9-1)

PROPERTY MATTERS

RECOMMENDATION

1. Lease of City-owned property, portion of Cromwell Street

The Supervisor of Properties reports as follows:

"The parcel of land (approximately 1.25 acres) known and described as the easterly sixty-six feet of that portion of Cromwell Street lying to the south of the Vancouver and Lulu Island Railway right of way, is leased to MacMillan Bloedel Industries Limited for a period of ten years and ten months to October 31, 1978 for access and lumber storage purposes.

The Current rent which is \$2,496.00 per annum plus taxes as if levied is subject to a five year review as of January 1, 1978.

Following negotiations with MacMillan Bloedel Industries Limited, they have agreed to a rental increase from \$2,496.00 per annum plus taxes as if levied to \$9,989.00 per annum plus taxes as if levied from January 1, 1978 to October 31, 1978 which is the date the lease terminates.

It is recommended that the rental of the above parcel of land be increased to \$9,989.00 plus taxes as if levied for the period January 1, 1978 to October 31, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Request by purchaser to defer payments on sale of City lot

The Supervisor of Properties reports as follows:

"On April 6, 1976, City Council approved, on City terms, the sale of City-owned lot described as Lot 3 except the south ten feet, Block 294, District Lot 526, Plan 590, situated on the south side of 6th Avenue between Spruce and Alder Streets, at a price of \$75,005.00. Upon receipt of the total first instalment of principal together with other related charges, the City registered a Right to Purchase in favour of the purchaser.

The purchaser has encountered financial difficulties which he advises is due to the delay of other projects underway. He requested deferments of the second and third payments due on October 6, 1976 and April 6, 1977; however, the interest due on each occasion was paid.

The total amount outstanding became due and payable on October 6, 1977 in the sum of \$56,253.75 together with interest charges of \$3,102.43. The Company has submitted payment on the interest charges and has requested a deferment of the total principal amount of \$56,253.75 for one year to October 6, 1978 together with the interest accumulated for that period of time. It is noted that the Property Tax records reveal the 1977 property taxes on this lot are outstanding in the amount \$1,069.30.

cont'd.....

MANAGER'S REPORT, NOVEMBER 18, 1977 (PROPERTIES: A9-2)

Clause No. 2 continued:

As the purchaser has paid the City to date a sum over \$28,000 the Supervisor of Properties considers the request to defer payment of principal a reasonable one providing the payment of interest is made at six month periods. Conveyance will not take place until all monies due the City have been paid.

The Supervisor of Properties recommends that the request of the purchaser to defer payment on the sale of the City lot be approved and agreement be entered into satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

3. Renewal of Leases:

- (a) Parcel 1 of Parcel M, District Lot 318
 - (b) Undeveloped Portion of 75th Avenue, East of Milton Street
-

The Supervisor of Properties reports as follows:

"Parcel 1 of Parcel M, District Lot 318, and the 'undeveloped portion of 75th Avenue, East of Milton Street' have been leased under separate agreements to Canadian Forest Products Ltd., the owners of adjoining property, for consecutive periods from 1941 and 1958 respectively. The subject parcels are used for parking, lumber, storage, and railway spurs. The current five year leases expired on December 31st, 1976, and have continued on a month-to-month basis, pending conclusion of negotiations for renewal of same.

The City Engineer has agreed to renewal of both leases for a further period of 5 years subject to continuation of the previous terms and conditions, and subject to a B.C. Hydro easement over a portion of Parcel 1 of Parcel M.

Negotiations have now resulted in agreement by the tenant to lease the subject parcels for five years from January 1, 1977, subject to continuation of previous terms and conditions with the exception that the tenant requests the same right as the Lessor to terminate the agreements on six months and 30 days notice respectively. This request is considered reasonable and equitable.

It is recommended that Parcel 1 of M, District Lot 318, and the undeveloped portion of 75th Avenue, East of Milton Street be leased to Canadian Forest Products Ltd. for a period of five years commencing January 1, 1977 subject to the following:

a) Lease Rents:

Parcel 1 of M, District Lot 318, to be increased from \$981.84 per annum to \$5,520.00 per annum plus an amount equal to taxes as if levied.

Undeveloped portion of 75th Avenue to be increased from \$1,672.00 per annum to \$9,405.00 per annum plus an amount equal to taxes as if levied.

- b) Lessee to have same rights of termination as the Lessor.
- c) Subject to continuation of all other previous terms and conditions.
- d) Separate agreements to be prepared to the satisfaction of the Director of Legal Services and the Supervisor of Properties.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 551

MANAGER'S REPORT

November 15, 1977

TO: Vancouver City Council

SUBJECT: Cedar Cottage N.I.P. Appropriations

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"Two of the top priorities of the Cedar Cottage Neighbourhood Improvement Program are to improve the parks and recreational facilities and to beautify the area. In order to achieve these goals, many projects are already being implemented and some have now been completed. In keeping with these priorities, the Cedar Cottage N.I.P. Committee has identified the following additional N.I.P. appropriations which meet the conditions of the objectives. The locations of these projects are shown on the map in Appendix IX. They are as follows:

1. Landscaping of Cedar Cottage Neighbourhood House

The Cedar Cottage N.I.P. Committee recommends that a maximum of \$1,031.00 be appropriated for landscaping to the north side and rear of the Cedar Cottage Neighbourhood House. Several estimates have been sought, and the most suitable is attached as Appendix I.

2. Additional Improvements to Trout Lake Community Centrea) Acoustical Treatment of Gymnasium

The Cedar Cottage N.I.P. Committee recommends that a maximum of \$4,300.00 be appropriated for the installation of Thermocon acoustical fibre or an approved equal in the gymnasium. Surveys of other similar facilities were carried out by the Community Recreation Co-ordinator of the Community Centre to assure that this product would be suitable for the gymnasium. Telephone surveys have confirmed that this product has generally met basic requirements of other facilities (see Appendix II). Estimates from the Canadian Agent for the Thermocon product are attached as Appendix III as an indication of the budget which should be allowed.

b) Purchase of Recreational Equipment for the Gymnasium

The Cedar Cottage N.I.P. Committee recommends that a maximum of \$1,242.00 be appropriated for purchase and installation of volley-ball/badminton equipment for the gymnasium. Three estimates were obtained by the Board of Parks and Recreation and the approved estimate is attached as Appendix IV.

c) Construction of a Joint Referee Change Room/First Aid Room

The Cedar Cottage N.I.P. Committee recommends that a maximum of \$2,000.00 be appropriated for construction of a joint Referee Change Room/First Aid Room in an unused space in the centre of the complex. Estimates supplied by the Board of Parks and Recreation are attached as Appendix V.

d) Electrical Illumination for 2 Existing Direction Signs

The Cedar Cottage N.I.P. Committee recommends that a maximum of \$3,300.00 be appropriated for the construction of electrical work to illuminate 2 existing direction signs at the Community Centre. Estimates from the Board of Parks and Recreation are attached as Appendix VI.

3. Development of General Brock Park

The Cedar Cottage N.I.P. Committee recommends that a maximum of \$34,610.00 be appropriated for new development of General Brock Park. A recent house-to-house survey of adjacent neighbours has formed the basis of plans for the recreational facilities which will be installed.

Cont'd . . .

Development of General Brock Park - Cont'd.

Estimates for approximate costs of the facilities are attached as Appendix VII. It should be noted that this project is being planned and implemented in conjunction with a Canada Works Project. If the Canada Works project is not approved by the Federal Government, a maximum of \$34,610.00 is still recommended by the N.I.P. Committee toward the total development of the park although less work could be carried out.

4. Signs for Community Playgrounds

The Cedar Cottage N.I.P. Committee recommends that a maximum of \$145.00 be appropriated for the installation of 2 signs on N.I.P. improved community playgrounds located on privately-owned land. These playgrounds are St. Joseph's Community Playground and St. Margaret's Community Park. Three estimates for the work were obtained and are attached as Appendix VIII. The recommended estimate is indicated in that Appendix.

N.I.P. funds totalling \$ 46,628.00 for all of the above projects would be appropriated from the Cedar Cottage Land/Social Housing Account. C.M.H.C. has concurred with each of the proposals. The cost sharing is the standard N.I.P. Social/Recreational Facilities formula: 50% Federal, 25% Provincial, and 25% City.

RECOMMENDATIONS:

The Director of Planning recommends:

- A. THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of \$1,031.00 from the Land/Social Housing Account for the installation of landscaping at the Cedar Cottage Neighbourhood House.

Costs would be shared as follows:

	<u>Landscaping</u>		
C.M.H.C.	=	\$515.50	(50%)
Province	=	\$257.75	(25%)
City	=	<u>\$257.75</u>	(25%)
TOTAL		\$1,031.00	

B. Trout Lake Community Centre

- i) THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of \$4,300.00 from the Land/Social Housing Account for acoustical treatment of the gymnasium.

Costs would be shared as follows:

	<u>Acoustical Treatment</u>		
C.M.H.C.	=	\$2,150.00	(50%)
Province	=	1,075.00	(25%)
City	=	<u>1,075.00</u>	(25%)
TOTAL		\$4,300.00	

- ii) THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of \$1,242.00 from the Land/Social Housing Account for recreational equipment for the gymnasium.

Costs would be shared as follows:

	<u>Gymnasium Equipment</u>		
C.M.H.C.	=	\$ 621.00	(50%)
Province	=	310.50	(25%)
City	=	<u>310.50</u>	(25%)
TOTAL		\$1,242.00	

Cont'd . . .

- iii) THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of \$2,000.00 from the Land/Social Housing Account for the construction of a Joint Referee Change Room/First Aid Room.

Costs would be shared as follows:

Referee Change Room/First Aid Room

C.M.H.C.	=	\$1,000.00	(50%)
Province	=	500.00	(25%)
City	=	<u>500.00</u>	(25%)
TOTAL		\$2,000.00	

- iv) THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of \$3,300.00 from the Land/Social Housing Account for electrical work to illuminate two existing directional signs.

Costs would be shared as follows:

Electrical work for two signs

C.M.H.C.	=	\$1,650.00	(50%)
Province	=	825.00	(25%)
City	=	<u>825.00</u>	(25%)
TOTAL		\$3,300.00	

- C. THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of \$34,610.00 from the Land/Social Housing Account for the development of General Brock Park.

Costs would be shared as follows:

Brock Park

C.M.H.C.	=	\$17,305.00	(50%)
Province	=	8,652.50	(25%)
City	=	<u>8,652.50</u>	(25%)
TOTAL		\$34,610.00	

- D. THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of \$145.00 from the Land/Social Housing Account for the construction of signs for St. Joseph's Community Playground and St. Margaret's Community Park.

Costs would be shared as follows:

Two signs on Community Playgrounds

C.M.H.C.	=	72.50	(50%)
Province	=	36.25	(25%)
City	=	<u>36.25</u>	(25%)
TOTAL		\$145.00	"

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 551

C

MANAGER'S REPORT

November 17, 1977

TO: Vancouver City Council

SUBJECT: Ground Lease: City of Vancouver to H. Haebler Co. Ltd. -
Assisted Rental Project at 7th Avenue and Laurel Street.

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services and the Director of Finance report as follows:

"Under a ground lease signed and dated October 13, 1977, the City has leased Lot "C", Block 296, District Lot 526, Plan 16894 to H. Haebler Co. Ltd. for sixty years. Haebler has almost finished completion of ARP accommodation on the site. The lease has been mortgaged to Morguard Trust Company for \$1,253,475.00. C.M.H.C. is to insure the mortgage of the ground lease. Before committing itself to insure the mortgage, C.M.H.C. requires that the ground lease be amended as follows:

- a) C.M.H.C. self-insures and so the City is to waive the insurance coverage to be provided by the Lessee for any period during which C.M.H.C. acquires the leasehold title on behalf of the mortgage insurance fund.
- b) If C.M.H.C. becomes Lessee, it shall not be required to post the performance bond called for to insure proper performance of repairs, alterations and reconstruction.
- c) Section 19.02 of the lease is to be deleted. This calls for the mortgage to be made expressly subject to the ground lease. The deletion of this clause leaves the legal position unchanged. However C.M.H.C. wishes to rely upon the general law to avoid any possibility of confusion.
- d) The mortgagee is to be given notice of any arbitration and status to join the arbitration proceedings as an interested party.
- e) The ground lease calls for an easement over adjacent property which is also leased by the City. The amendment of ground lease is to include the terms of such easement.

The Director of Legal Services and the Director of Finance recommend that the Haebler ground lease be amended as outlined in this report.

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Legal Services and Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 551

D

MANAGER'S REPORTDATE November 18, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Free Downtown Bus Service

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"INTRODUCTION

On November 1, 1977, Council agreed to allocate \$30 000 as the City's share of the funding for a one year test of a free downtown bus service. This funding was contingent upon participation by the downtown merchants (\$60 000) and participation by the Province (\$90 000). The total cost-sharing formula provided \$180 000 which was sufficient to fund the operating cost of the free bus service for a one-year test period.

CURRENT FUNDING PROVISIONS

Provincial Share -

The Ministry of Municipal Affairs and Housing has indicated that it cannot provide the Provincial share of the funds as required in the cost-sharing formula. As a result of this action, two other sources of funding are currently being explored to provide the \$90 000 Provincial share. One possible source is a Captain Cook Bicentennial grant through the Ministry of Travel Industry. The free downtown bus service would be a boon to tourism as a promotion of the Captain Cook Bicentennial. The second possible source of funding is the unused funds remaining from the City's 'Turn Down Traffic Volume' program. A request has been submitted to the federal Ministry of Transport for these funds as a means of promoting transit usage and reducing vehicular traffic in the downtown area.

At this time, no firm commitments have been received regarding these additional sources of funds.

Merchants' Share -

The downtown merchants were requested to provide \$60 000 for their share in the cost of the free downtown bus service. Some merchants have indicated an unwillingness to participate in the program's cost. As a result, the remaining merchants have increased their original funding shares in order to partially make up the lost funding. At this time, \$47 500 has been committed by the downtown merchants.

City Share -

The Council has committed \$30 000, contingent upon Provincial and merchant participation, as the City's share of the costs for the downtown bus service. B.C. Hydro has also agreed to participate in certain front end costs (signing, schedules, bus preparation, painting, etc.) and some operating expenses. The standard charter rate quoted by B.C. Hydro has been reduced by 20% in order to help establish the downtown bus service.

FUNDING SUMMARY

The funding level currently provided for the operating expenses of the free downtown bus service is summarized as follows:

Merchants	\$47 500
City	<u>\$30 000</u>
Total	\$77,500

With operating expenses estimated at \$15 000 per month, the current level of funding is sufficient to provide approximately six month of service.

It is hoped that additional sources of funds can be found to provide a full one-year test period for the free downtown bus service. Although no firm commitments have been received for the total funding package, the merchants and B.C. Hydro have indicated a willingness to proceed with the current available funds. In the event additional funds cannot be found, the service would be discontinued when the money is exhausted.

ROUTE AND BUS STOPS

The attached map presents the proposed routing of the free downtown bus service. There have been some minor revisions in the routing to eliminate traffic conflicts and to ensure that the ten-minute headways are provided. All the major shopping and commercial centres are served with the routing. The hours of operation of the bus service are 11:00 to 17:00 on Monday, Tuesday, Wednesday and Saturday, and 11:00 to 20:00 on Thursday and Friday. The hours would be extended to 20:00 for all days during the two weeks preceding Christmas.

A total of fifteen bus stops are provided which will have a special designation. Four of the bus stops are at new locations and are summarized as follows:

- 1) eastside of Columbia Street at Pender Street
- 2) northside of Powell Street at Columbia Street
- 3) northside of Water Street at Cambie Street
- 4) westside of Burrard Street at Georgia Street

CONCLUSION

The main objectives of the free downtown bus service are summarized as follows:

- 1) Stimulate activity in the downtown area;
- 2) Reduce the current level of traffic congestion;
- 3) Provide greater accessibility to parking facilities, thereby achieving better utilization.

A test period for this service would be monitored closely in order to measure the results relative to the objectives. Even with a reduced time of operation to approximately six months, sufficient operating data would be available to measure the effectiveness of the service.

The cost to the City would be \$30 000, of which \$5000 would be from the 1977 Contingency Reserve and \$25 000 from the 1978 Budget. If approved, it is anticipated that service would commence on December 8.

RECOMMENDATIONS

It is recommended:

- A. That Council's motion of November 1, 1977 on the above matter be amended to provide for a City contribution of \$30 000, without the full participation by the Merchants and other levels of Government, to allow a test period of approximately 6 months of free downtown bus service.
- B. That the transit route arrangement described in the attached sketch be approved.
- C. That new bus stops at the following locations be approved:
 - a) eastside of Columbia Street at Pender Street
 - b) northside of Powell Street at Columbia Street
 - c) northside of Water Street at Cambie Street
 - d) westside of Burrard Street at Georgia Street."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 551

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
FINANCE AND ADMINISTRATION

November 3, 1977

A Special Meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 3, 1977, in the No. 3 Committee Room, Third Floor, City Hall at approximately 11:10 a.m.

PRESENT: Alderman M. Brown, Chairman
Alderman W. Gibson
Alderman D. Marzari
Alderman G. Puil

ABSENT: Mayor Volrich (Civic Business)
Alderman B. Gerard

ALSO
PRESENT: Alderman M. Ford
Alderman M. Harcourt
Alderman W. Kennedy
Alderman H. Rankin

CLERK: J. Thomas

RECOMMENDATION:

Departmental Review - Health Department

The meeting was the first in a series of departmental reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 4, 1977, following consideration of a proposal for a revised budgeting system for the City. Council on August 23, 1977, approved the Committee's recommendation that a series of eight special meetings be scheduled to review individual City departments and that a consultant be appointed to assist the Committee with the reviews. All other recommendations pertaining to the introduction of a revised program budgeting system contained in the report of the City Manager dated July 21, 1977, were deferred pending evaluation of the departmental reviews.

Subsequently, the Finance Committee, on September 29, 1977, established the following objectives for the review process:

1. To gain an understanding among Council, staff and the public of the activities of each City department, and Board, and of the cost of each activity to the City taxpayer.
2. To ascertain the level of services provided by the department's activities and to understand the trends over time of these levels of service, both past and future.
3. To identify any area where the service might be provided in some other manner which might be more efficient or effective, for further investigation and report back at a later date.
4. To discuss with each department its own priorities: Where it would cut back if necessary, and where it would add strength if possible, so that Council may consider these in determining its own priorities.
5. To pinpoint certain areas where budget reductions might be made if Council decided that an overall budget reduction was required (if possible, by attrition and reassignment). Such areas to be investigated in greater detail before the next budget is completed, if possible.

The Health Department report (on file in the City Clerk's Office) considered by the Committee this day summarized the relevant facts regarding operations of the department, including future trends and problems; put forth a series of recommendations including recommended

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Finance and Administration
 November 3, 1977 (I - 2)

Departmental Review -
Health Department (Cont'd)

actions if the departmental budget were alternatively increased or decreased by 5%. In a separate section, the consultants, Western Management Consultants, discussed the material and recommendations contained in the report and presented their own observations and recommendations.

The Departmental recommendations were as follows:

1. Cooperate with the Province of British Columbia in the development of Long Term Care and other treatment services. It is assumed that all costs would be covered by the B.C. Ministry of Health.
2. Seek the establishment of a comprehensive audiological service. It is anticipated that this service would be funded 70% by the Province of B.C.
3. Support the establishment of an augmented perinatal service. It is recommended that the City continue funding the current Perinatal Project for one further year (to the end of 1979) giving an opportunity to use data from the project to help secure favorable cost-sharing with the Province of B.C.; such funding to permit a full service to be implemented on behalf of all infants born in the City.
4. Agree to enter into a partnership with the Department of National Health and Welfare to develop the Vancouver Lifestyle program subject to favorable financial support from the Federal Government.
5. Continue to cooperate in providing community experiences for students in the health professions subject to satisfactory financial support from the educational institutions.
6. Support improvements in the internal capabilities of the Vancouver City Health Department:
 - (a) Improve capacity for public education (equipment, supplies and minimal staff).
 - (b) Redesign the department's organization to more accurately reflect program structure.
 - (c) Reinforce health unit administration to better cope with already expanded responsibilities.
 - (d) Improve record systems, develop a management information system and maintain a system of program evaluation.
 - (e) Review accommodation for Health Department staff and evolve a five year catch-up plan.

This proposal is predicated on successful negotiation with the Province of B.C. on cost-sharing of health facilities.
7. Support proposals by the Metropolitan Board of Health for improved cost-sharing of Public Health costs. A report and brief has been prepared by the Health Department for early consideration by the Finance Committee and by Council. This is compatible with negotiations already being pursued by the Metropolitan Board of Health and is based on:
 - (a) 70% Provincial Share of Preventive Programs (Prevention A).
 - (b) 80% Provincial Share of Legislated Programs.
 - (c) 100% Provincial Share of Treatment Services.

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Finance and Administration
 November 3, 1977 (I - 3)

Departmental Review -
Health Department (Cont'd)

The report pointed out it costs the City \$4 million to operate the Health Department. If resources were to increase by 5% the department's priority would be investment in improved management of existing programs with the extra funds being used to support improvements in the external capabilities of the department as outlined in recommendation 6 - a, b, c, and d. Alternatively, if the resources were to be reduced by 5% the department would recommend:

1. The best solution is to increase recoveries. A 70% recovery (instead of present recoveries) on the Prevention A group of programs would yield almost \$2,000,000 in additional funds.
2. Volunteer services although extremely valuable to the community are less integral to the department's programs and would have to be considered first. The City would save \$58,000 by terminating or transferring these programs. An additional \$56,000 in recoveries would be forfeited (total cost of programs \$114,000).
3. The City is obligated to enforce the Health Act to the satisfaction of the Government and the City therefore has no clear discretion to alter Health Act enforcement levels. If the City were to accept the Provincial standard of Health enforcement it has discretion over its own by-laws and could suspend the Lodging House By-law and the Noise By-law. Savings would be approximately \$150,000.

Total savings from b and c above would exceed \$200,000.

The Consultants discussed departmental objectives and performance evaluation, current performance, management capabilities, management resources, overhead costs, Prevention A and environmental health programs, contract services, results of the survey, and in conclusion recommended:

- That the Health Department be requested to establish a program for the "Management of Resources" and submit a report outlining the steps required to determine its management resources and management information requirements for the introduction of outcome-oriented management.
- That the City actively seek a more rational cost-sharing formula with the Province for the provision of all Health Department services.
- That overhead costs in Prevention B contract services be reviewed to ensure that they are being recovered and that care be taken to ensure that overhead is included in any agreements to take on new program areas.

The Health Department report was presented to the Committee by the Medical Health Officer who reviewed various aspects of operations and functions of the department and discussed his particular concerns including increasing recoveries and the strengthening of departmental management resources.

Dr. Bonham advised improved cost-sharing recoveries were under review by the Metropolitan Board of Health and discussions were taking place on a new formula providing for 70%/30% for preventive health costs, 80% for legislated programs, and 100% for all care programs. It was encouraging to note that there was recognition at Ministerial and staff levels that Vancouver had inherited an unequitable cost-sharing arrangement whereby too much of the cost of public health services fell on the local taxpayer.

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Finance and Administration
 November 3, 1977 (I - 4)

Departmental Review -
Health Department (Cont'd)

Responding to questions from the Committee, Dr. Bonham stated that under the existing cost-sharing agreement with the Provincial Government the City received only thirty cents per capita for public health services while inflation had increased current costs to \$23.00 per capita. A report and brief on an improved cost-sharing proposal would be presented to the Finance Committee in approximately two weeks.

Members of the Committee questioned comments contained in the report regarding the management capability of the department and it was pointed out the introduction of new government programs in recent years had doubled staff complement without a compensatory increase at the management level: for example, the absorption of seventy new staff members transferred from V.O.N. responsibility in 1976 had been accomplished without supporting management resources. Dr. Bonham stated his own services to the City were limited because of his heavy involvement as Secretary of the Metropolitan Board of Health. He estimated 30% of his time was spent on Metropolitan Board of Health business for which the City received no monetary compensation. The Committee was critical of the situation and felt the City's Medical Health Officer was being called upon to administer the Provincial Government's health programs as the unpaid Deputy Minister of Health for the Lower Mainland.

During discussion members of the Committee strongly refuted suggestions that there should be cut backs in programs. It was the consensus that immediate steps be taken to bring about a more rational cost-sharing formula with the Province and adequate compensation for services provided by the City in administering the public health services.

Also discussed with staff and Mr. Roger Chilton, the Consultant's representative, were aspects of the report dealing with an improved record and data collation system, Lifestyle Program, training of professionals, mental health services, and audiological service.

It was

RECOMMENDED,

- A. THAT the City actively seek a more rational cost-sharing formula with the Province for the provision of all Health Department services.
- B. THAT overhead costs in contract services be reviewed to ensure that they are being recovered and that care be taken to ensure that the overhead is included in any agreements to take on new program areas.
- C. THAT the Health Department be requested to establish a program for the Management of Resources and submit a report to the Finance Committee outlining the steps required to determine its management resources and management information requirements for the introduction of outcome-oriented management.
- D. THAT the Medical Health Officer report back to the Finance Committee on the possibility of developing a Lifestyle Program subject to favourable financial support from the Federal Government.

The meeting adjourned at approximately 1:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 552

II

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 3, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 3, 1977, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

ABSENT: Mayor Volrich

ALSO PRESENT: Alderman Ford

CLERK: E. Bowie

RECOMMENDATION

1. Champlain Heights Community Services
Site Study - Summary Report

The Committee had before it for consideration a Manager's report dated October 31, 1977 (copy circulated). This is a summary to the report from the Champlain Heights Project Manager, Director of Planning, Medical Health Officer, Director of Finance and City Engineer dated October 27, 1977 (copy on file in the City Clerk's office).

Mr. J. Moodie, Champlain Heights Project Manager, spoke to this report detailing background information leading to the present proposal before the Committee. He made mention in particular of the fact that a number of years ago, as a result of a land swap with the School Board, the City agreed to the sale of 12.9 acres to the School Board for \$65,000.00 per acre for future school purposes in Champlain Heights. Because of the decrease in enrollments, the School Board has now reduced the land required to 5 acres. This for the development of a 400-pupil elementary school.

Mr. Ronald B. Howard, architect, spoke to the Committee on the principal conclusions and policies as stated in the consultant's report. (Extract from Champlain Heights Development Group report of October 27, 1977 circulated.)

Commissioner Ian Bain, Chairman of the Park Board, and Commissioners DuMoulin and Fowler were present for discussion of this report. Also present were Larry Foster of Park Board and Mr. Egil Lyngen of Champlain Heights Planning Advisory Committee.

Commissioner Bain stated that the Park Board is aware of the requirements in the area and agrees with the progressive development of community facilities. This progression to be a gymnasium (to be cost-shared with the School Board), a community centre followed by an outdoor swimming pool and an ice rink. However, the Board was concerned that expenditures involved in this facility could severely restrict any new Park Board development in other parts of the City.

Continued

Report to Council
 Standing Committee of Council on Finance and Administration
 November 3, 1977

(II-2)

Clause No. 1 Continued

Mr. E. Lyngen said that there has been good rapport between the Champlain Heights Planning Advisory Committee and the various departments concerned on the proposed development.

At a meeting of the Champlain Heights Planning Advisory Committee held on October 17, 1977, the following two motions were passed:

- a) "THAT the Champlain Heights Planning Advisory Committee supports the City supplementing the additional costs required to upgrade the elementary gymnasium (activity room) to a full size gymnasium."
- b) "THAT the Community Centre concept be reviewed and redesigned with greater attention given to locating community centre facilities in closer proximity to each other."

The Director of Finance commented that whereas no source of funds has yet been acquired for Champlain Heights development, it appears that the only possible source of funds will be from the Supplementary Capital Budget over the next four or five years. It would appear that the appropriate sequence of action would be as follows:

- 1) All parties agree on the content of Phase I design as proposed by the consultant;
- 2) All parties agree on cost sharing of Phase I;
- 3) The City and the School Board agree on how to protect the City's interest inasmuch as Phase I requires the City to contribute to a building built on school lands;
- 4) That the architect proceed with preliminary drawings for Phase I, taking into account the requirements for later phases;
- 5) That Phase I be costed and each party provide the appropriation of funds;
- 6) That the architect proceed with working drawings for Phase I following which bids could be obtained and construction proceeded with, presuming adequate funds have been provided;

and concurrently

- 1) Seek Park Board comments on the overall development;
- 2) Seek Park Board comments on implications of the financial proposal;
- 3) Request departmental reports on the health facility, social service facilities, etc.
- 4) Discuss with the School Board the question of their land needs.

The Director of Finance, in the report, indicated that there seems to be general agreement at the staff level on the characteristics or details of Phase I but the formal agreement of the Vancouver School Board and Vancouver Park Board does not appear to have been obtained.

Continued

Report to Council
 Standing Committee of Council on Finance and Administration
 November 3, 1977

(II-3)

Clause No. 1 Continued

The Director of Finance also stated it should be noted that there is no formal agreement by all the involved parties that the subsequent facilities are needed. There is also no formal agreement as to cost sharing.

The report of the Champlain Heights Project Manager would seem to indicate staging of Phase I, in the cost sense, to be as follows:

1978	\$ 417,600
1979	1,382,000
1980	141,000

Considerable discussion took place on the matter of the 12.9 acres which are being held for the School Board. Concern was expressed over the request of the School Board to purchase only 5 acres. A decision must be made as to whether the City will hold the remaining 7.9 acres of land for future development or if the land should be held in the event the School Board requires additional land at a future date; also, whether the 7.9 acres would be sold to the School Board at the agreed price of \$65,000.00 per acre or at the then current market value.

Following discussion, the Committee

RECOMMENDED

- A. THAT Council receive the Consultant's report and approve in principle the community facilities package presented in this report, the total cost of which is currently estimated at \$5.7M with inflation to mid 1979.
- B. THAT Council consider the proposed financing program outlined in the Comments of the Director of Finance and if Council is in favour of the proposed financing, recommend to the 1978 Council that \$1,500,000.00 be reserved in the 1978 Supplementary Capital Budget to start the financing program.
- C. THAT subject to the approval of the recommendations A and B, that Ron Howard Architect be retained by the City to proceed with preliminary drawings for the overall plan, and that an amount of \$85,000.00 be allocated for this purpose; this work to proceed with approval of the City Manager only after the Park and School Boards have formally endorsed the proposed developments and related financing program.
- D. THAT the Consultant take into consideration the comments of the City Engineer regarding Access, Parking and Utilities.
- E. THAT the Consultant take into consideration the comments of the Champlain Heights Planning Advisory Committee when preparing the overall design.
- F. THAT Council point out to the School Board the land problem noted above and that the City's position would be that if the School Board only wish to buy 5 acres then the City would be released of its obligation with respect to the original 12.9 acres.
- G. THAT the Project Manager proceed with the steps outlined in the Comments of the Director of Finance with report back at various stages for action by Council as appropriate.

Continued

Report to Council
 Standing Committee of Council on Finance and Administration
 November 3, 1977

(II-4)

Clause No. 1 Continued

- H. THAT Council include facilities in Phase I in the City's submission to the Community Recreational facilities fund of the Provincial Government in April 1978.
- I. THAT the City Supervisor of Properties arrange to survey, sub-divide and convey title to the five acre parcel required by the School Board, if the School Board confirms that they only wish to purchase five acres.
- J. THAT staff meet with the School and Park Board to discuss the land tenure, management and operation arrangements for the Centre and report back.
- K. THAT co-ordination of the project be through the Champlain Heights Development Group.

2. Grant Request - B.C. & Yukon Chamber of Mines

The Committee had before it for consideration a Manager's report dated October 28, 1977 (copy circulated) in which the Director of Finance reported on the request from the B.C. & Yukon Chamber of Mines for an annual civic grant in the approximate amount of the Chamber's civic taxes, i.e. \$7,817.14, which had already been paid.

This request for a grant is their first request since 1971 and will be used to cover 1978 initial operating costs.

The Director of Finance reported that from the information supplied, there is no indication that this organization will experience financial difficulties in the 1977 fiscal year and recommended that the grant request be not approved.

Mr. W. St. C. Dunn, president, and Mr. F. G. Higgs, manager, of the B.C. & Yukon Chamber of Mines appeared before the Committee on this matter.

After a short discussion, the Committee

RECOMMENDED

THAT the grant request of the B.C. & Yukon Chamber of Mines be not approved.

The meeting adjourned at approximately 4:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 541, 548
 4552

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
FINANCE AND ADMINISTRATION

III

November 10, 1977.

A Special Meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 10, 1977, in No. 3 Committee Room, Third Floor, City Hall, at approximately 11:10 a.m.

PRESENT: Mayor Volrich, Chairman
 Alderman Brown
 Alderman Gerard
 Alderman Marzari

ABSENT: Alderman Gibson
 Alderman Puil

ALSO
PRESENT: Alderman Bellamy
 Alderman Ford
 Alderman Harcourt
 Alderman Kennedy
 Alderman Rankin

CLERK: E. Bowie

RECOMMENDATION

Departmental Review - Department of Permits & Licenses

This meeting was the second in a series of departmental reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 4, 1977, following consideration of a proposal for a revised budgeting system for the City and approved by Council on August 23, 1977.

The report of the Department of Permits & Licenses (copy on file in the City Clerk's Office), provides a summary of the relevant facts regarding the operations of the department, including problems and future trends, recommendations by the department, including recommended actions if the departmental budget were increased or decreased by 5%, and observations and recommendations by Western Management Consultants.

There are two perspectives to the components of the department, namely functions and organizational units.

Function - a manner in which individual operations of the department are grouped. Operations which lead to a common output or purpose or goal of the department are grouped into a single function.

Organizational Unit - a sub-division of the total departmental structure, commonly linked to identifiable components such as divisions, branches, etc. An organizational unit performs a readily identifiable group of operations.

In this report, the Permits & Licenses Department has chosen to conduct its more intensive analysis based on its functions.

A description of the functions and detail of these functions as well as a description of the organizational units and the cost of each organizational unit is included in the appendices to this report.

Cont'd...

Departmental Review -
Department of Permits & Licenses
(Continued)

Dr. Bryson, Director of Permits & Licenses led the Committee through the report. He stated that he was pleased that this review was taking place, not only for the information it was giving to the Committee, but for the value it provided to his own department. When the department was formed the overall objectives were to provide better service to applicants for permits, less inconvenience to the public, more effective inspectional service and as far as possible provide "one stop" service to the public. Whereas the original objectives have largely been met and are still valid, improvements are required. In a 12 week survey carried out in August, September and October this year, it was determined that the average waiting time for the public was 22 minutes and service time averaged 25 minutes making a total of 47 minutes. He pointed out that the department is essentially a service department and exists on an annual budget, (\$4,814,364.00 in 1977). A major portion of this amount (\$2,730,300.00) is recovered from a variety of permit and license fees. Although not having access to outside funding, as is the case with some departments, the Department of Permits & Licenses has striven to maintain its economics.

The recommendations of the Permits & Licenses Department were as follows:

"A

1. To develop and implement improved data processing at the earliest possible time.
2. To authorize as top priority, a space study program for the Department of Permits & Licenses.
3. Complaints are not accepted unless they are presented in writing and are signed.
4. Implementation of further staff training programs.
5. Further implementation of public education programs.
6. The addition of a mechanical engineer in our Development Division.

B SUBJECTS RECOMMENDED FOR FURTHER STUDY

1. Increase the minimum level and range of fines levied on by-law infractions.
2. Amend the Business Tax By-law to provide stronger compulsions for payment-higher interest rates-action to permit right of seizure of chattels-placing Business Tax arrears on the main Property Tax Roll.
3. Apply a sewer use surcharge based on the quantity and/or quality of effluent from industrial premises and those known to employ harmful products in their operation.
4. Continue the studies presently being conducted in the Construction & Maintenance Division to determine the effectiveness and cost of contract cleaning and maintenance service as compared to the same function being carried out by civic staff.

Cont'd...

Report to Council
 Standing Committee of Council
 on Finance and Administration
 November 10, 1977 (III - 3)

Departmental Review -
 Department of Permits & Licenses
 (Continued)

5. To develop a study to determine if better mechanical and equipment plant level can be obtained at a cheaper cost by increasing civic staff in the mechanical and controls trades, and thus reduce our dependency on outside contractors. Such a study would include replacement of present mechanical operated elevators with automatic equipment.

C STUDIES AND DISCUSSIONS OF THE IMPLEMENTATION OF THE 5% INCREASE OR DECREASE IN BUDGET

- (a) Items to be considered if a 5% increase.
 1. Provide preventative maintenance and use programs for City owned buildings.
 2. Obtain additional sampling machines for Industrial Waste control.
- (b) If a 5% decrease in our budget were imposed the following would be recommended for study to assess the implications of such a reduction.
 1. Standards of Maintenance By-law enforcement.
 2. Generalist Inspection programs.
 3. Management Program - Construction & Alterations of Civic Buildings.
 4. Operation & Maintenance of Buildings used for Civic purposes.
 5. Temporary Pound Officers during the summer months."

The consultant, Mr. Roger Chilton, of Western Management Consultants, reviewed with the Committee the departmental recommendations, performance objectives, performance measurement capabilities, functions of the Construction and Maintenance Division, and maintenance costs and standards. He touched on the Development Division operating costs and revenues, on studies currently underway and other areas where studies should be initiated. In conclusion the consultants recommendations were as follows:

- "1. That the department be encouraged to embark upon a program to define its performance objectives and that the department in conjunction with the City Manager's office, should assess its requirements for assistance in this regard and report back as appropriate to the Finance Committee.
2. That the following studies recommended by the department be pursued:
 - 'A. A study of the department's space requirements.
 - B. A study of the impact of raising fines for by-law infractions.
 - C. A study of alternative inducements to encourage the prompt payment of business tax.

Cont'd...

Report to Council
 Standing Committee of Council
 on Finance and Administration
 November 10, 1977 (III - 4)

Departmental Review -
 Department of Permits & Licenses
 (Continued)

- D. A study of the effectiveness of levying a sewer use surcharge to ensure compliance to industrial waste controls.
- E. A study to determine if cost savings and better servicing can be achieved by increasing civic staff in the mechanical and control basis.
- 3. That the method of accounting and budgeting for maintenance services and the responsibility for deciding upon standards of maintenance be reviewed.
- 4. That current maintenance standards be reviewed.
- 5. That the organization and manpower requirements in the Development Permit Division be reviewed.
- 6. That an 'Advisory Reporting' system be developed to improve management planning and control and utilized to assess the performance and impact of the department's inspection activities.
- 7. That the possibility of using computerized data-processing systems to improve operating efficiency be explored."

The consultants suggested it might also be appropriate to conduct a review of the By-laws enforced by the department with a view to determining if there are any areas that should no longer continue to come under the scrutiny or enforcement by the City.

The Committee in open discussion of this report brought forward several areas of concern regarding the operation of the Department. One area of major concern to the Committee was that some of the by-laws may be vague, redundant and that some sections were not enforceable. Some Members of the Committee cited examples of situations where enforcement of by-laws was causing problems to the public. It was suggested that inspectors should receive more input from the department staff in areas where the by-laws are weak.

The Committee queried if the problems of lack of space, delay in computerization and turn over of staff were causing the primary problems within the department. The Director advised that lack of space was definitely a problem especially in the file area. A planned study of the space needs of the department has been delayed due to the immediate necessity to obtain space for the Adult Care Program in the Health Department. The Director agreed that the 4 to 5 week delay in the permit section was in part caused by lack of trained personnel, but if more staff were employed this could cause space problems in this area. With respect to delay in computerization, the City Manager advised that approval of computerization for the department has been delayed pending a review of department priorities for computer time. It was suggested that employment of "floaters" within the department could in part alleviate the problem of staff turn over in the permit section.

Cont'd...

Report to Council
 Standing Committee of Council
 on Finance and Administration
 November 10, 1977 (III - 5)

Departmental Review -
 Department of Permits & Licenses
 (Continued)

The Committee requested a definition of "Generalist Inspectors." The Director replied that Generalist Inspectors enforce the requirements of the Zoning and Development By-law, the Standards of Maintenance By-law, Untidy Premises By-law and certain requirements of the Sign By-law. Prior to 10 years ago there were 2 inspectors mostly concerned with illegal suites this grew to 8 inspectors which were inherited when the inspection services were consolidated into a department of Permits and Licenses. Since then 2 additional Generalist Inspectors have been added to this staff complement. No new license inspectors have been added in 10 years.

In response to a query representatives of the department advised minimal inspectional time was involved in the enforcement of the Fire By-law and liquor inspections. 25% of inspectional time is involved in the Standards of Maintenance By-law which is handled on a complaint basis. It was also stated that particularly in the core area there is no continuous review and key inspections such as health and fire are also handled on a complaint basis.

The Committee asked for information on the issuance of occupancy permits and if there is not a duplication of effort among the inspection staff on this matter. The Director stated that the issuance of occupancy permits does not duplicate efforts of inspectors but rather brings all aspects of the permit together. In many cases the developer is anxious to fill his buildings quickly and sometimes if the building is not complete this could prove hazardous. Therefore, the requirement for an occupancy permit assures that all construction has been completed.

The matter of 5% increase or decrease in department budget was discussed. The 5% increase in the budget would enable the department to obtain additional staff thereby reducing the present plan processing and examination response time of 4 to 5 weeks to approximately 2 to 3 weeks. This would increase service to the public.

In consideration of a 5% budget reduction the departmental priorities were defined as follows:

- "1. Safety and health oriented building requirements, e.g. the Building By-law, safety aspects of the Standard of Maintenance By-law, Plumbing, Gas and Electrical By-laws.
2. Aesthetic requirements, primarily emanating from the Zoning and Development By-law, e.g. side yards, landscaping, etc., and the aesthetic aspects of the Standards of Maintenance By-law.
3. Service activities such as complaints from the public and the issuance and development of information to the public."

In answer to an enquiry regarding disposition of fee revenues, it was explained that revenues derived from this source by the Department go into the general revenues for the City and are not credited directly to the Department.

Cont'd...

Report to Council
 Standing Committee of Council
 on Finance and Administration
 November 10, 1977 (III -6)

Departmental Review -
 Department of Permits & Licenses
(Continued)

It was,

RECOMMENDED

- A. THAT the department be encouraged to embark upon a program to define its performance objectives and that the department in conjunction with the City Manager's office, should assess its requirements for assistance in this regard and report back as appropriate to the Finance Committee.
- B. THAT the studies recommended by the department as summarized above be pursued.
- C. THAT the method of accounting and budgeting for maintenance services and the responsibility for deciding upon standards of maintenance be reviewed.
- D. THAT current maintenance standards be reviewed.
- I. THAT the organization and manpower requirements in the Development Permit Division be reviewed.
- I'. THAT an "Activity Reporting" system be developed to improve management planning and control and utilized to assess the performance and impact of the department's inspection activities.
- G. THAT the possibility of using computerized data-processing systems to improve operating efficiency be explored.
- H. THAT a review of the By-laws as enforced by the Department of Permits & Licenses be conducted with a view to determining if there are any areas that should no longer continue to come under the scrutiny or enforcement by the City and also as to whether present requirements are reasonable.

AND

- .. THAT following each departmental review the Mayor, City Manager, Department Head concerned and the Consultants meet as soon as possible to further discuss the fine points of each report.

The meeting adjourned at approximately 1:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 552

IV

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

NOVEMBER 10, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 10, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, October 27, 1977, were adopted.

INFORMATION

1. Sale of Surplus City Furniture and Equipment -
 Canadian Theatre of the Deaf

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over \$300.00 to non-profit organizations for a nominal sum (\$10 or 10% of auction value, whichever is greater).

The Committee had before it for consideration a request from the Canadian Theatre of the Deaf (copy circulated) for surplus City furniture and equipment valued at \$405.00.

Following discussion, it was

RESOLVED

THAT the request of the Canadian Theatre of the Deaf for surplus City furniture and equipment valued at \$405.00 be approved and the furniture and equipment be sold to the organization for \$43.33.

RECOMMENDATION

2. Grant Request - Little Mountain Area Human Resources Society

The Committee had before it for consideration a letter dated November 1, 1977 (copy circulated) from Little Mountain Area Human Resources Society which was placed on the agenda at the request of the Chairman.

In the letter the Society requested a grant of \$250.00 to cover start-up costs for a neighbourhood house in the Riley Park area.

During consideration of this matter, the Committee noted that there may still be funds remaining in the Vancouver Resources Board budget which had earlier been allocated for such purposes.

Continued

Report to Council
 Standing Committee of Council on Community Services
 November 10, 1977

(IV-2)

Clause No. 2 Continued

A representative from the applicant indicated that although some money was allocated for the Little Mountain Area Human Resources Society, the Vancouver Resources Board grants officer has not approved its release.

Following discussion, it was

RECOMMENDED

- A. THAT City Council grant \$250.00 to the Little Mountain Area Human Resources Society towards start-up costs for the Riley Park Area Neighbourhood House.
- B. THAT the City write to the Ministry of Human Resources requesting an explanation of the status of funds which had been previously allocated by the Vancouver Resources Board for Local Area projects.

3. Liquor Permit Application - 3605 West 4th Avenue

The Committee had before it a Manager's report dated October 25, 1977, which was submitted by the City Manager for consideration.

The report was on the application of Mr. Lorenzo Ristorante for a Development Permit No. 78904 at 3605 West 4th Avenue.

In the report, the Director of Planning reported as follows:

" The above noted Development Permit Application has been filed to establish a restaurant with a holding bar in the existing one storey building. This building was previously approved for retail food sales (take-out) and restaurant.

This development is situated on the north-west corner of 4th Avenue and Dunbar Street.

The proposed restaurant will occupy an area of approximately 1314 square feet with a maximum seating capacity of sixty-three persons. The proposed Holding Bar will occupy an area of 204 square feet and maintain a 13% coverage of the total 1518 square foot building.

The Director of Planning approved this application at his meeting of October 24, 1977, subject to the following conditions:

1. Prior to issuance of the Development Permit, this request be referred to Council Committee on new liquor outlets, for consideration and necessary action.
2. The seven (7) off-street parking spaces and two (2) off-street loading spaces are to be maintained in accordance with the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law. "

A representative of the Planning Department appeared before the Committee, and following a brief explanation, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 78904 to Mr. Lorenzo Ristorante to establish a restaurant with a holding bar at 3605 West 4th Avenue.

Continued

Report to Council
 Standing Committee of Council on Community Services
 November 10, 1977

(IV-3)

4. Liquor Permit Application - 340 Cambie Street

The Committee had before it a Manager's report dated October 24, 1977, which was submitted by the City Manager for consideration.

The report was on the application of Mr. R. Suchy for Development Permit No. 78791 to add, alter and use the basement floor of the existing 4-storey hotel at 340 Cambie Street as a restaurant with holding bar.

In the report, the Director of Planning reported as follows:

" The above noted Development Permit Application has been filed to add, alter and use the basement floor of the existing 4 storey hotel building as a restaurant with holding bar. The basement area was previously used as storage area for the building.

The existing hotel is situated on the east side of Cambie Street between Cordova and Hastings Streets in the HA-2 Gastown Historic Area.

The main floor of the building is currently used as a licensed premises (beer parlour), while the second, third and fourth floors are used as hotel with a total of 36 rooms.

The proposed basement restaurant will occupy a gross area of approximately 4230 sq. ft., with a net seating area of approximately 1550 sq. ft. for a maximum of 129 persons. The proposed holding bar of approximately 200 sq. ft. has a maximum seating capacity of 16 persons. Approval in principle for the holding bar has been obtained from the Liquor Control and Licensing Branch dated July 28, 1977.

The Director of Planning approved this application, thereby permitting additions and alterations to the hotel building and use of the basement as a restaurant with holding bar, subject to conditions, one of which being that:

'Prior to the issuance of the Development Permit, this request (holding bar) is to be first referred to the City Council Committee on New Liquor Outlets for consideration and necessary action.' "

A representative of the Planning Department appeared before the Committee and advised that the application has been amended and what is now proposed by the applicant is that the holding bar will total 344 sq. ft. rather than 200 sq. ft. as noted in the report and it will have a maximum seating capacity of 28 persons rather than 16 as listed in the report.

This higher seating capacity in the holding bar is still within the allowable amount of 25% of the restaurant seating capacity (25% of 129 seats permits 32 seats in the holding bar).

Following further discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 78791 to Mr. R. Suchy to add, alter and use the basement floor of the El Cid Hotel at 340 Cambie Street as a restaurant with holding bar, as outlined this date by the spokesman for the Director of Planning.

Continued

Report to Council
 Standing Committee of Council on Community Services
 November 10, 1977

(IV-4)

5. Funding - Cordova House

The Committee had before it for consideration a Manager's report dated October 26, 1977 (copy circulated) in which the Supervisor of Properties reported on the status of discussions with the Provincial Government regarding cost-sharing for staff and equipment at Cordova House.

In the report, it was noted that further discussions with the Executive Assistant Director of Human Resources are scheduled to take place.

The City Manager advised the Committee that these further talks are scheduled for the Monday following the Committee meeting.

Following consideration, it was

RECOMMENDED

THAT the City Manager's report dated October 26, 1977 regarding funding for Cordova House be received.

6. B.C. Housing Management Commission - Rent Increases to Residents of Public Housing

The Committee had before it for consideration a Manager's report dated October 19, 1977, in which the Director of Social Planning reported on a brief submitted to the City by the president of the Vancouver & District Public Housing Tenants Association (copies circulated).

In the brief, the V. & D.P.H.T.A. complained of a number of tenant problems and concerns regarding the operation of housing by the B.C. Housing Management Commission.

In the Manager's report, the Director of Social Planning reviewed the various complaints and proposed a number of recommendations.

The president and other members of the V. & D.P.H.T.A. appeared before the Committee and presented copies of a prepared statement (Appendix "A") (copy circulated).

In the brief, the V. & D.P.H.T.A. proposed that the B.C. Housing Management Commission's policy that 25% of income be paid towards rent should be reconsidered; that the policy that requires working children to pay 25% of their income towards the family accommodation should also be reconsidered; and that policies governing handicapped tenants be adjusted.

Also before the Committee for consideration in connection with this matter was a letter dated November 8, 1977 (Appendix "B") (copy circulated) from the secretary of the Downtown Eastside Residents' Association which complained of B.C. Housing Management Commission's plans to no longer pay the bulk rate for cablevision on their buildings, thus requiring the Cablevision company to charge each tenant directly.

In addressing the Committee, representatives of the V. & D.P.H.T.A. added that some old-age pensioner tenants have received notice that previous costs which had been included in their rent will no longer be included as part of the rent. Specifically, tenants will be required to pay additional charges for the use of washing and drying machines.

Continued

Report to Council
 Standing Committee of Council on Community Services
 November 10, 1977

(IV-5)

Clause No. 6 Continued

During discussion of this matter, the Committee requested the president of the V. & D.P.H.T.A. for specific proposals which the Committee might recommend that Council urge the B.C. Housing Management Commission to adopt.

The president of the V. & D.P.H.T.A. replied with a number of suggestions and there was consideration and explanation of each.

Although the Committee passed a number of recommendations based on the suggestions of the representatives from the V. & D.P.H.T.A., the representative of the Social Planning Department requested the Committee to also approve the Director of Social Planning's recommendations contained in the Manager's report.

The Committee therefore

RECOMMENDED

- A. THAT City Council request the Provincial Ministers of Housing and Human Resources
 - a) to reduce the 25% of gross family income charged for public housing to 22%;
 - b) that in calculating the amount of income of a family tenant which shall be charged for rent, that the income amount of a working child member of the family to be paid toward rent be a maximum of \$40.00 per month;
 - c) that for families in public housing which may include a handicapped child, that a maximum of \$20.00 of the handicapped child's income be allocated towards the family's rent;
 - d) that a handicapped adult tenant in public housing be required to pay the same rent as a welfare recipient;
 - e) that the costs of all services previously included in the rent, such as cablevision and the use of washers and dryers, continue to be included in the rent.
- B. THAT the Director of Social Planning be requested to examine the current rent formulas applied on employed tenants with low incomes and report back to the Community Services Committee with proposals for a more equitable rent formula for such persons.
- C. THAT the following recommendations of the Director of Social Planning be approved:
 - i) City Council request the General Manager of the B.C. Housing Management Commission to review all "grandfather clause" tenants to ensure they have been afforded the three-year program to bring them up to the 25% of gross family income rental policy within that time frame;

Continued

Clause No. 6 Continued

- ii) City Council request the Ministry of Housing to review the 25% of gross family income rental policy for public housing with respect to its negative impact on the disposable income of people with low incomes with a view to increasing the disposable income available to them. The review should also extend to low income people in private accommodation.
- iii) City Council request the Ministries of Housing and Human Resources to reconsider their policy of including a working child's income as part of gross family income having regard to the four questions raised on Page 3 of the City Manager's report and with a view to either removing the requirement or creating a formula which would allow low income families more disposable income.

7. Entertainment in Cabarets

The Community Services Committee, at its meeting on August 4, 1977, recommended "THAT the Director of Legal Services report to the Community Services Committee on the implications of the City requesting the Liquor Control & Licensing Branch to suspend the licenses of licensed premises which provide nude dancing involving sadism or violence".

The Committee had before it for consideration a Manager's report dated October 27, 1977 (copy circulated) in which the Director of Legal Services reported that new legislation was proclaimed on October 7, 1977, which now permits municipalities to control the types of entertainment performed in licensed premises.

Appearing before the Committee on this matter were the Director of Legal Services and representatives from the Permits & Licenses and Police Departments.

During a general discussion of this matter, it was noted that it may be preferable for the City to specify the types of entertainment which should be permitted rather than endeavouring to state that certain types of entertainment should be disallowed, and that regulations concerning the types of entertainment should be incorporated into the City's Licensing By-law. In this way, any action by the City for infractions of the by-law would be to require the license holder to show cause to Council why his business license should not be revoked.

During discussion, the Committee agreed that there should be a regulation that juveniles not be permitted to perform certain types of entertainment in licensed premises, such as nude dancing. At present juveniles who are paid entertainers are permitted to be in licensed premises although the Liquor Act does state that juveniles are not allowed to enter licensed premises.

A further suggestion was made that there should be a regulation to prohibit public participation in certain types of entertainment in licensed premises.

Continued

Report to Council
 Standing Committee of Council on Community Services
 November 10, 1977

(IV-7)

Clause No. 7 Continued

Following further discussion, it was

RECOMMENDED

THAT the Director of Legal Services consult with the Chief Constable and the Director of Permits & Licenses and report back to the Community Services Committee with proposed regulations governing entertainment in licensed premises.

8. Downtown Eastside Residents' Association - R.R.A.P. Funding

The Committee had before it for consideration a letter dated November 7, 1977 (copy circulated) from the secretary of the Downtown Eastside Residents' Association which had been placed on the agenda at the request of the Chairman.

In the letter, the secretary requested that the City urge the Federal Government to proceed with a proposed amendment to the National Housing Act which would permit R.R.A.P. funding for hotels and rooming houses.

The secretary of D.E.R.A. advised the Committee that in order to qualify for R.R.A.P. funding, residential units must be self-contained and that in the Downtown Eastside area 90% of these units (located in hotels and rooming houses) are not self-contained.

Following discussion, it was

RECOMMENDED

THAT City Council request the appropriate Ministers of the Federal Government to proceed as soon as possible with an amendment to the National Housing Act which will allow R.R.A.P. funding to be allocated for renovations to hotels and rooming houses.

9. Request from Pacific National Exhibition for Sale of Beer at National Hockey League Games

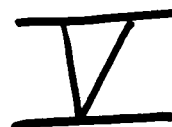
At the request of Alderman Bellamy and with the concurrence of the Chairman, the Committee considered a letter dated November 10, 1977 (copy circulated) from the president of the Pacific National Exhibition which requested City Council approval for the sale of beer in two enclosed areas on the lower level of the coliseum during National Hockey League games.

During discussion of this matter, it was noted by the Chairman that City Council in April of this year refused approval of a similar request that beer be sold at soccer games at Empire Stadium.

During discussion, it was noted that under the proposal, no one would be permitted to remove alcohol from the enclosed serving areas into the stands.

Following discussion, a motion to approve the Pacific National Exhibition request was lost.

The meeting adjourned at approximately 3:00 P.M.



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 10, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 10, 1977 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Kennedy

ABSENT: : Alderman Gibson
Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Design Concept Area 10-B False Creek

The Committee considered a report of the City Manager dated November 8, 1977 (copy circulated) and also considered a report entitled "Concept for the Development of Area 10-B -- Summary Report" dated October 20, 1977, prepared by Rhone and Iredale, Architects (on file in the City Clerk's office).

Mr. E. D. Sutcliffe, False Creek Development Consultant, noted that the Concept Plan has the general support of all the City departments. There are some unresolved items that require further study i.e., economics, including income mix, responsibility for water area, flushing of the harbours, community facilities, traffic and transit, parking and sewer right of way. To further study these would cost approximately \$20 - 50,000. Before proceeding the development group would like to find out if the scheme is generally acceptable in principle. If the scheme is acceptable in principle these items would be given further study for report back.

Mr. Sutcliffe advised that on January 18, 1977 Council approved the appointment of a design team for Area 10-B in accordance with terms of reference, which primarily called for relocation of Western Outboard from their present location at the northwestern corner of the site to a new location next to the entrance to Granville Island. A major question on which the whole concept depends is whether the City and Western Outboard can agree to an exchange of sites. If an agreement satisfactory to the City cannot be reached with Western Outboard it is proposed that Council authorize the development of a new Plan using City land and water lots and excluding the existing Western Outboard property.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 November 10, 1977

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Clause No. 1 continued:

Mr. R. Iredale, Architect, described the proposed Concept Plan for Area 10-B.

Mr. E. West, Assistant City Engineer-Streets, advised that regardless of whether the concept is approved in principle, the sewer connection between the B.C. Central Credit Union building and the new Granville Island pump station must be completed by May 1, 1978. A decision must be made now on the sewer alignment. If the scheme is accepted and Western Outboard is relocated it may be necessary to relocate the portion of the sewer which goes around the existing Western Outboard property. The replacement would cost \$200,000.

After discussion, the Committee

RECOMMENDED

- A. THAT the Concept Plan for Area 10-B outlined in the City Manager's report dated November 8, 1977 and the report of the Consultant dated October 20, 1977 be accepted in principle.
- B. THAT when a satisfactory arrangement with Western Outboard is reached the Director of Finance with the False Creek Development Consultant and Supervisor of Properties be authorized to continue negotiations with the National Harbours Board for report back, together with recommendations from City officials for the refinement of the Concept Plan to resolve the questions contained in the Manager's report dated November 8, 1977.
- C. THAT if an agreement acceptable to the City cannot be reached with Western Outboard Ltd., the False Creek Development Consultant be requested to recommend to Council the terms of reference for development of City owned lands and water lots in Area 10-B, excluding Lot K (Western Outboard existing location).
- D. THAT the sewer connecting Area 10-A with Granville Island be routed so as to avoid the present Western Outboard property and follow as much as possible, the promenade in Area 10-B, it being recognized that extra costs up to \$200,000 may be incurred, such extra costs to be a charge against Area 10-B.

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 554

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

VI

November 10, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 10, 1977, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

ALSO Mayor Volrich (Item 4)
PRESENT: Alderman D. Marzari (Item 1)

COMMITTEE
CLERK: J. Thomas

The minutes of the meeting of October 20, 1977, were adopted.

RECOMMENDATION:

1. Request for Pedestrian Actuated Traffic Signal -
33rd Avenue and Ontario Street

At its meeting on July 26, 1977, when considering the Riley Park N.I.P. plan, City Council referred Item 20 of the Plan dealing with the installation of a pedestrian actuated signal at 33rd Avenue and Ontario Street to the Standing Committee on Transportation for consideration.

In a Manager's Report dated October 26, 1977, (circulated) the City Manager noted the City Engineer and Director of Planning had reviewed traffic conditions at the intersection and had arrived at the following opposing recommendations and the matter was referred to the Committee for consideration:

- The City Engineer recommended that a pedestrian signal not be installed at the intersection of 33rd Avenue and Ontario Street.
- The Director of Planning recommended the signal be installed with costs funded through the Riley Park Neighbourhood Improvement Program.

On behalf of the large number of Riley Park residents present, Mr. Walter Prudden, Chairman of the area Citizens' N.I.P. Planning Committee, and Mrs. Shirley Card, Co-ordinator, presented a brief and petition containing 635 signatures (on file in the City Clerk's Office) supporting the installation of a pedestrian actuated signal, fitted with a sound device for the use of blind pedestrians, at 33rd Avenue and Ontario Street. A number of letters supporting the brief were also presented from organisers of recreational community facilities in the area, including:

Riley Park Community Association and Staff
Percy Norman Pool
Riley Ice Rink
General Wolfe School
Little Mountain Tenants Association
Little Mountain Activity Society
Kanata Pre-School

The N.I.P. Committee representatives referred to speeding problems in the area and difficulties encountered by pedestrians in crossing the street, particularly the intersection at 33rd Avenue and Ontario Street, which was a major route to the majority of the community recreational facilities.

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Transportation
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Clause 1 Cont'd

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, advised Council's criteria for pedestrian signal warrants had been applied in his department's survey and analysis of the traffic situation at the intersection and clearly indicated a signal was not needed.

Mr. L. Beasley, Area Planner, outlined the concerns of the Director of Planning and stated the N.I.P. Plan encouraged increased use of community facilities in the area and therefore more people would be using the crossing. Police enforcement had been suggested as a solution to speeding traffic on Midlothian Street and on the long stretch of 33rd Avenue around Queen Elizabeth Park but residents questioned whether sporadic enforcement could be totally effective.

Alderman Marzari, former Chairman of the now defunct Official Traffic Commission, referred to the creation of the signal warrant process and stated while the criteria set out a baseline warrant, community aspects had not been developed.

The Committee noted the Riley Park N.I.P. Committee felt so strongly that a signal was needed that they were prepared to underwrite the cost from the area N.I.P. funds and following discussion, it was

RECOMMENDED,

THAT a pedestrian actuated signal with a sound device be installed at the intersection of 33rd Avenue and Ontario Street with costs funded from the Riley Park N.I.P. budget.

2. Bus Shelters - Lighting and Benches

On May 10, 1977, when approving the supply, installation and maintenance of three hundred commercial bus shelters with advertising, City Council approved a Committee recommendation that the City Engineer be requested to report back on the provision of lighting in bus shelters and the number of bus stop benches expected to be eliminated with the implementation of the bus shelter program.

The Committee had for consideration a Manager's Report dated November 4, 1977, (circulated) in which the City Engineer reported on the present status of the commercial bus shelter program; the possible impact on the business of the two bus stop bench advertising companies in the City; and examined the merits and cost constraints of a bus shelter lighting program. The report also dealt with the question of installation of bus shelters proposed as N.I.P. projects and sought a direction from the Committee whether such installation should be delayed until early 1978 when the installation of commercial shelters would free a number of City shelters for relocation at no cost to the City, or proceed now at an estimated installation cost of \$1,000 per shelter.

Representatives of Seaboard Advertising Co., J.C. Decaux Ltd., Superior Signs Ltd., and Goodwill Advertising Co. were present and discussed aspects of the report with the Committee.

The City Engineer, reviewing the report, advised there appeared to be no demonstrated need for lighting in bus shelters. It was possible the commercial interests, who were agreeable to providing electrical connections and maintenance, would also eventually provide lighting thus eliminating additional costs to the City of approximately \$150.00 per shelter.

Poor upkeep of advertising benches had also been noted and it was hoped the existing contract with bench companies, with its controversial 90-day termination clause, could be reviewed to provide for a longer term and give the companies more incentive to upgrade existing benches and embark on improved maintenance programs. A number

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Transportation
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Clause 2 Cont'd

of potential locations for the new bus shelters had been identified and in some cases the locations coincided with existing bus stop benches. However, except in a few cases where co-existence of bus shelters and advertising benches at a given bus stop was impractical due to physical constraints, both could normally be accommodated.

During discussion the Committee was advised agreements had not yet been signed with the commercial bus shelter companies and it now appeared the commercial shelters would not be in place until early 1978. Representatives of the shelter companies expressed their concern that in the period since May, 1977, when Council had approved the program, at least twenty non-commercial shelters had been installed, some in prime locations selected for the commercial shelters. Mr. E. Martin, Projects Engineer, advised the installations had been made at locations requested by citizens' groups under last year's bus shelter program and it had not been thought advisable to hold up these requests.

The commercial company representatives made reference to the question of lighting bus shelters and indicated they were willing to provide electrical connections and maintenance if the City would undertake the energy costs. Committee members noted shelters were to be located in adequately lit areas of the City, therefore, in view of current emphasis on energy conservation it was the consensus that lighting was not a prime requirement at the present time.

Representatives of the bench companies supported negotiations for a new contract and suggested consideration be given to a period of ten years, or no less than five years, with a less restrictive limitation clause.

Following further discussion it was

RECOMMENDED,

- A. THAT lighting not be provided in the commercial bus shelters at this time, since the majority of locations are currently well lit and this would constitute an increased level of service which has low priority.
- B. THAT the City Engineer be instructed to monitor the commercial shelter program and report back to Council should locations be found where problems with lighting arise for authority to provide this, if necessary.
- C. THAT Council authorize the City Engineer to review the existing agreements with Goodwill Advertising Ltd. and Superior Signs Ltd. and report back to the Committee with recommendations for revised agreements of not less than a five-year term with a suitable termination clause.
- D. THAT installation of bus shelters in the N.I.P. areas be delayed until early 1978.

3. Parking: 600 Block West 13th Avenue

The Committee had for consideration a Manager's Report dated October 28, 1977, (circulated) in which the City Engineer reported on a request for an extension of an existing 'Residents Only' zone submitted by residents of the 600 Block West 13th Avenue.

In a letter dated August 14, 1977, and an accompanying petition containing approximately twenty signatures, (on file in the City Clerk's Office) the residents referred to parking problems on-street and in surrounding alleys created by Vancouver General Hospital employees' vehicles. The residents pointed out because of the shifts worked at the hospital the problem existed on a twenty-four hour basis.

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Transportation
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(VI - 4)

Clause 3 Cont'd

The City Engineer, in the report, outlined hospital generated parking problems and advised expansion plans for the hospital provided for off-street parking but heavy on-street parking could be expected to continue as it presented the most convenient and least expensive alternative.

It was

RECOMMENDED,

THAT the ten-space resident parking zone in the
 600 Block West 13th Avenue not be extended.

4. Tow-Aways (Private Impoundments) From
 Public Parking Lots

City Council on May 31, 1977, when considering a communication from Mayor Volrich dated May 26, 1977, (circulated) dealing with tow-aways from public parking lots referred the matter to the Transportation Committee for consideration of ways and means whereby the present practice could be ended.

An interim report was presented to the Committee on June 16, 1977, at which time the City Engineer noted there would be a further report based on input from various City departments and parking and towing companies operating in Vancouver.

Before the Committee for consideration this day was a Manager's Report dated October 28, 1977, (circulated) in which the City Engineer reported on the results of further investigation of the tow-away situation and suggested options for reducing the problem. The report outlined the history of towing, examined practices in other cities and discussed impoundments from contract and transient (short-term) parking lots. The City Engineer concluded the practice of towing and impounding vehicles for overparking and unauthorised parking in off-street parking lots was being exercised with little public control or guidance. As a result, abuses in the enforcement of private parking lot regulations occurred and an examination of the need for additional public controls was necessary.

A number of alternative actions had been identified as control measures and were presented for the Committee's consideration as follows:

Contract Lots

1. Require signing which clearly identifies who is authorised to park, the consequences of unauthorised parking and the location where a vehicle may be reclaimed.
2. Amend the by-laws regulating towing companies to prohibit them from patrolling lots and removing cars at their discretion. This will help ensure that requests for towing are initiated by the contract parking lot owner, operator or lessee.

Transient Lots

Minimum Control Measure

1. Require improved parking lot signing.

Moderate Control Measures

1. Require parking lots to provide attendants or require parking lots to have a flat evening rate.

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Transportation
 November 10, 1977

(VI - 5)

Clause 4 Cont'd

2. Require licensing and regulation of towing companies to prevent patrolling and towing initiated by the towing company.
3. Require all towing to be initiated by the parking lot owner or operator.
4. Require a parking lot ticketing procedure which ensures that the customer retains a receipt.

Maximum Control Measures

1. Ban tow-aways from commercial parking lots except in cases where a hazard is created.
2. Require civic control of ticketing and/or towing.
3. Require locking devices as an alternative to towing.

Present for the discussion were representatives of the Vancouver Parking Association, Automotive Retailers Association, small lot owners, and Unitow, Busters, General Towing, Cantow, and Rory's towing companies.

Mr. D. Rudberg, Assistant City Engineer - Traffic Division, reviewed the report with the Committee and with the aid of charts illustrated the numerical distribution of the 38,000 parking spaces located in central business district. Four thousand were on-street, curb-type spaces enforced under civic regulations; 19,000 were leased spaces for longer term parking, i.e. monthly, weekly, etc., and of this number 3,000 were available for general use after 6:00 p.m. Of the 15,000 transient, or short-term, parking spaces, 10,000 were on lots supervised by attendants and 5,000 were metered. An analysis of annual impoundments disclosed there were 3,000-4,000 tow-aways from the 15,000 contract spaces, primarily for illegal parking due to infringement on the rights of the owner or lessee. The 10,000 attendant-supervised transient spaces were not a problem, creating very few tow-aways or complaints. The main area of concern involved the remaining 5,000 transient metered spaces: tow-aways generated from this group accounted for an estimated 5,000-10,000 impoundments a year. Of this latter total, the Assistant City Engineer estimated 2,000-3,000 impoundments could be considered to be abuses of the tow-away privilege, i.e. instances where towing was not warranted or a motorist had been trapped or misled into parking illegally.

Mr. Rudberg reviewed the proposals for moderate, minimum and maximum control measures and emphasised the following concerns of the Engineering Department should the Committee opt for maximum control measures:

1. It would require an increase in civilian staff and associated administrative costs because the Police do not presently have sufficient manpower (estimated cost \$170,000).
2. The complaints and bad feelings generated by ticketing and towing and currently directed at parking lot owners would be directed at the City.
3. Even with a comprehensive and costly enforcement program, the potential for violations is high.
4. With probable high violations, parking lots would be forced to raise their rates, thereby affecting all parkers and increasing complaints.
5. Some parking lots may be forced to close, thereby reducing the availability of parking.
6. The potential for safety problems with civilian personnel would be high because of night-time enforcement. Current civilian meter checkers are largely female and would be susceptible to

Cont'd . . .

Report to Council
 Standing Committee of Council
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Clause 4 Cont'd

physical abuse. There has been considerable abuse of our meter checkers even in the daytime.

Mayor Volrich, referring to the 2,000-3,000 unjustified tow-aways, stated there was a bad history of much abuse and the public was demanding that the offensive practice be stopped.

In most cases where tow-aways occurred the owner was not deliberately overparking but had merely underestimated the time he would be away and had neglected to put sufficient money in the meter. For that comparatively minor misdemeanor a person's car was broken into, towed away and access denied until there had been payment of a substantial fee. Such action amounted to a violation of that person's rights - a judicial opinion that had been upheld in Seattle Courts. Mayor Volrich stated no other city in Canada allowed tow-aways in that kind of situation. A comparison of parking rates would show transient parking in Vancouver was considerably cheaper than in other cities. There was no reason why towing from transient lots should not be banned completely and the lot owners be permitted to raise their rates to cover losses sustained, or enable attendants to be hired. The use of wheel-locks had been successfully introduced in Seattle and this was an area that might well be investigated by the lot owners.

The Mayor also expressed his concern about private arrangements between lot owners and towing companies who without any interference from the City were able to set whatever towing rates they chose. The City presently had no control or supervision over that type of contractual transaction.

Alderman Rankin felt implementation of maximum measures would not be in the City's best interests. A flat evening rate instead of an hourly rate would resolve a major part of the problem.

Alderman Harcourt stated he supported the moderate measures. Increased enforcement through civic control could bring about an incredible bureaucracy.

* * *

At this point Alderman Harcourt left the meeting.

* * *

Alderman Ford referred to the recommendations concerning contract lots and stated there was no assurance that motorists themselves would not abuse the parking privilege if lot owners were deprived of the right to tow away illegally parked vehicles. It was the consensus that in such cases tow-aways be authorised upon the written complaint of the owner or operator.

Alderman Bellamy advised he was opposed to tow-aways and supported the implementation of the maximum measures.

Representatives of towing companies described patrolling procedures and suggested many contract lots did not have access to telephones and the lack of a means of rapid communication to call a truck to remove an illegally parked vehicle could result in a chaotic chain reaction in the morning rush hour, with vehicles ending up in the wrong spaces.

Reference was also made by the representatives present to improvements initiated in the past year by the towing industry through the work of the Vancouver Parking Association and the need for closer liaison with the City. It was suggested a Committee be struck to investigate mutual problems.

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Report to Council
 Standing Committee of Council
 on Transportation
 November 10, 1977 (VI - 7)

Clause 4 Cont'd

The Committee was also questioned about the status of tow-aways from private property, driveways, fire lanes, no parking areas and the Mayor advised these were an entirely different area.

The owner of an hotel questioned the effect of the new regulations on his metered parking lot and was informed as the owner he could initiate tow-aways on a written complaint.

Following further discussion, it was

RECOMMENDED,

- A. THAT the following actions be approved in the regulation of contract parking lots:
 - 1) Signing be required which clearly identifies who is authorised to park, the consequences of unauthorised parking, and the location where a vehicle may be reclaimed.
 - 2) The City By-laws regulating towing companies be amended to prohibit tow truck operators from patrolling lots and removing cars at their discretion, except on the written complaint of the lot owner, operator or lessee.
- B. THAT the following actions be approved in the regulation of transient parking lots:
 - 1) Require improved parking lot signing.
 - 2) Require parking lots to provide attendants or require parking lots to have a flat evening rate.
 - 3) Require licensing and regulation of towing companies to prevent patrolling and towing initiated by the towing company.
 - 4) Require all towing to be initiated by the parking lot owner or operator.
 - 5) Require a parking lot ticketing procedure which ensures that the customer retains a receipt.
- C. THAT the City Engineer, Director of Legal Services, Director of Permits and Licenses and the Chief Constable be instructed to report on detailed costs and by-law amendments necessary to implement the actions outlined in Recommendations A and B.
- D. THAT action on the maximum control measures outlined in the Manager's Report dated October 28, 1977, be deferred for three months pending an evaluation by appropriate City staff of the effect of the above control program recommended by the Transportation Committee.

(Alderman Bellamy opposed.)

The meeting adjourned at approximately 5:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 554 & 555